

Cambridge Drive, Lawford

Guide Price £400,000

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BEAUTIFULLY PRESENTED HOME ON THE SOUGHT-AFTER SUMMERS PARK DEVELOPMENT, FEATURING IMPRESSIVE OPEN-PLAN LIVING, A SOUTH-FACING GARDEN AND HIGH-QUALITY CONTEMPORARY FINISHES THROUGHOUT.

Situated within the elegant and highly sought-after Summers Park development, this well-presented “Alice” design home was constructed by renowned local developers Rose Builders.

One of the development’s larger three-bedroom designs, the property features high ceilings, sash-style windows and underfloor heating to the ground floor.

At the heart of the home is a spacious open-plan kitchen, dining and living area, enhanced by a partially vaulted ceiling, rooflights and wide bi-fold doors opening onto the rear garden. The contemporary kitchen includes integrated NEFF appliances, comprising a double oven, gas hob, dishwasher, washer-dryer, fridge-freezer and wine cooler. A ground-floor cloakroom completes this level.

Upstairs are three bedrooms and a modern family bathroom. The principal bedroom benefits from a dressing area with wardrobes and an en-suite shower room featuring a generous double shower.

To the front a block-paved driveway provides ample off-road parking and extends through double gates to a further secure area.

The good-sized south-facing rear garden has been landscaped for ease of maintenance, incorporating paved patios and a raised decked seating and barbecue area with a pergola.

























- HIGHLY SOUGHT-AFTER SUMMERS PARK DEVELOPMENT
- SOUTH-FACING LANDSCAPED REAR GARDEN
- SPACIOUS OPEN-PLAN KITCHEN, DINING AND LIVING ACCOMMODATION
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- DRIVEWAY PARKING WITH SECURE GATED AREA
- RAISED DECKED ENTERTAINING AREA WITH PERGOLA
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE
- CONVENIENT ACCESS TO MANNINGTREE MAINLINE RAILWAY STATION
- QUALITY BUILT BY RENOWNED LOCAL DEVELOPERS ROSE BUILDERS
- GUIDE PRICE £400,000 - £425,000

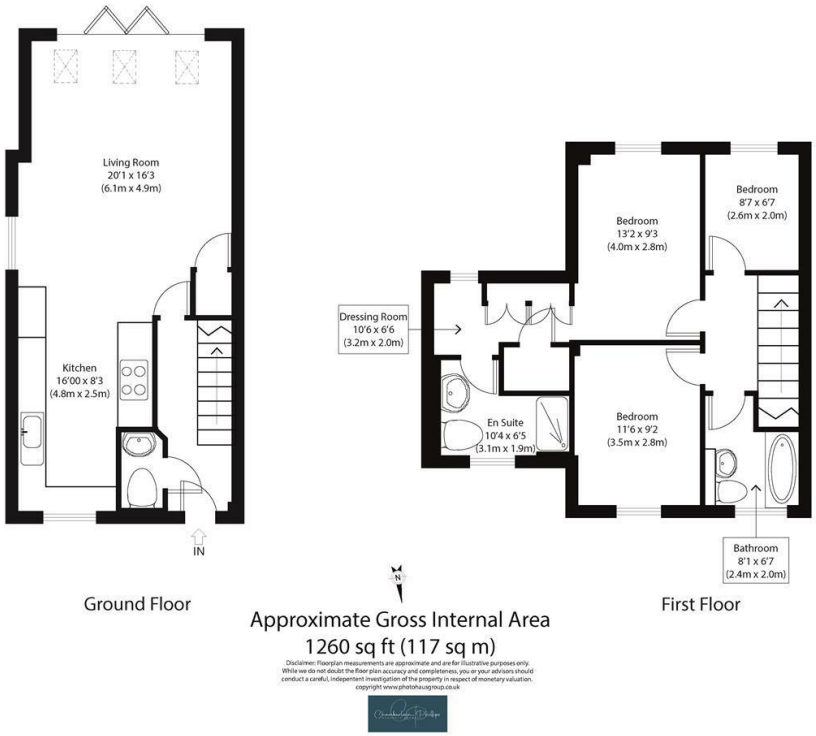
Location:
Nestled on the edge of Constable Country, the village of Lawford in Essex offers the perfect blend of countryside tranquillity and modern-day convenience. Bordering the historic market town of Manningtree, Lawford enjoys a peaceful setting surrounded by open fields and woodland, while benefiting from excellent transport links – including Manningtree Station, which provides direct rail services to London Liverpool Street in under an hour.

A strong sense of community runs through Lawford, supported by a range of local amenities including well-regarded primary and secondary schools, charming pubs, village shops, and recreational facilities. For nature lovers, the nearby Dedham Vale Area of Outstanding Natural Beauty offers scenic walking routes, river activities, and stunning landscapes that inspired the famous painter John Constable.

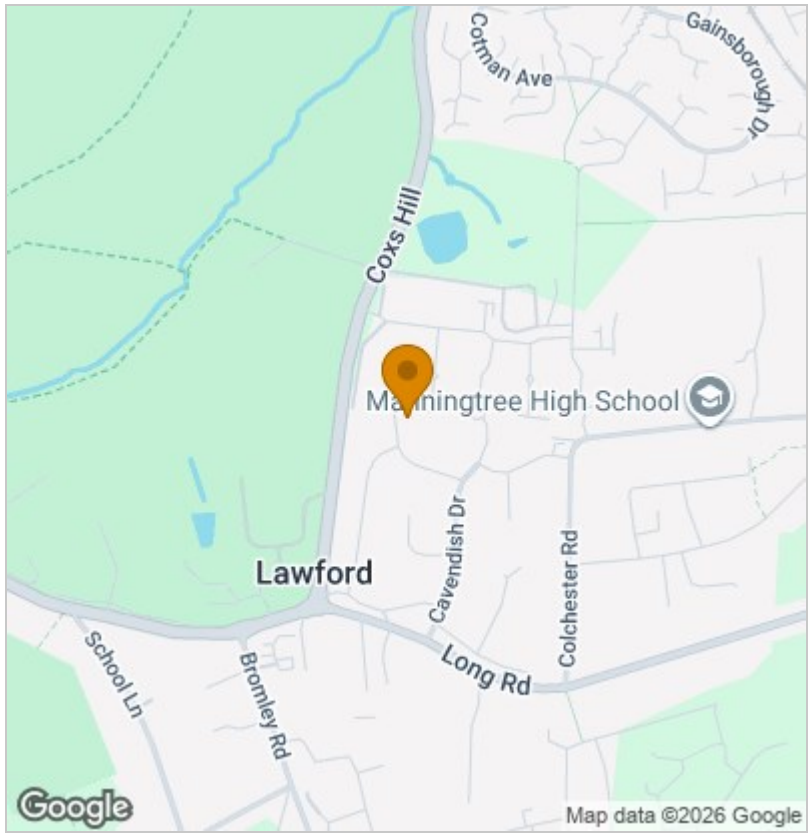
Whether you're looking for a family-friendly environment, access to quality education, or a semi-rural lifestyle within commuting distance of the city, Lawford delivers on all fronts.

AGENTS NOTES:
Heating - Gas underfloor to ground floor and via radiators to first floor
Services Connected - Mains Electric/Gas/Water/Drainage
Council Tax Band - D
Tenure - Freehold
Mobile Coverage Indoor: All networks are likely
Broadband: Ultrafast broadband is available at this address

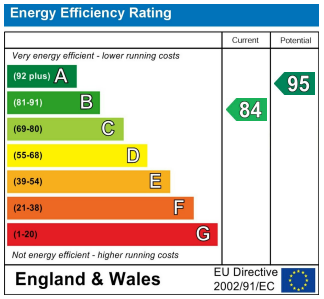
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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