



School Lane, Lawford  
Offers In Excess Of £500,000

## School Lane

Nestled along a highly sought-after residential lane in Lawford, this beautifully presented four bedroom detached home is perfect for families seeking both space and style. Extended and thoughtfully modernised, the property is offered in immaculate decorative order and benefits from the added advantage of no onward chain, ensuring a smooth move.

A welcoming entrance hallway sets the tone, leading to a spacious living room ideal for relaxing together. The heart of the home is the contemporary kitchen breakfast room, boasting stunning shaker-style units, a breakfast bar, and ample space for family gatherings. Entertain guests in the formal dining room, and enjoy the convenience of a downstairs WC.

Upstairs, the main bedroom features an en-suite shower room and built-in wardrobes, while three further well-proportioned bedrooms share a modern family bathroom. Each room is bright and inviting, perfectly tailored for family life.

Outside, an enclosed rear garden with patio area offers a safe and sunny retreat for children to play or for hosting summer barbecues. The property also provides a private driveway and a single garage, ensuring plenty of parking and storage.





- FOUR BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- CONSERVATORY
- NO ONWARD CHAIN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FORMAL DINING ROOM
- SOLAR PANELS
- VIEWING ADVISED

**LOCATION:**

Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

The town has a vibrant local community and provides useful local shops and services, there are also banks, a doctor's surgery, pharmacy, galleries, a theatre, restaurants and a delicatessen. Recognised as England's smallest town it is formed from several exceptional period buildings and provides good local shopping facilities positioned mid way between Ipswich the county town of Suffolk and Colchester which is reputed to be the oldest Roman town in England.

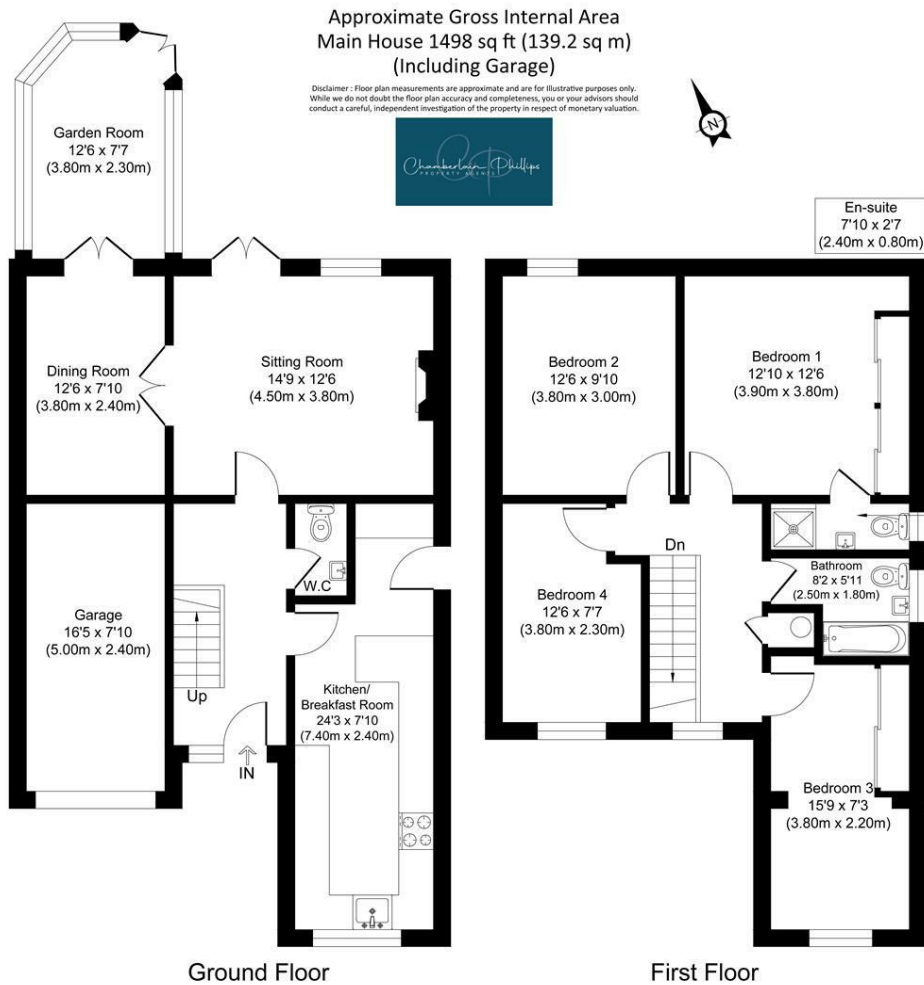
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 15 minute walk from the house.

**AGENTS NOTES:**

Heating - Via Gas Radiators  
 Services Connected - Mains Electric/Gas/Water/Drainage  
 Council Tax Band - E  
 Tenure - Freehold  
 Mobile Availability - EE - 82% / Three - 68% / Vodafone - 67% / o2 - 65%  
 Broadband Availability - Ultrafast is available



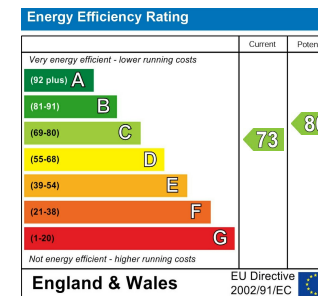
## Floor Plan



## Area Map



## Energy Efficiency Graph



Council Tax Band - E

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.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk