

The Victoria, Badger Grove, Manningtree

£550,000

# Manningtree

AWARD-WINNING HOMES – Plot 295 The Victoria is a beautifully designed four-bedroom detached home at the sought-after Lawford Green development, featuring a generous driveway, garage and garden. Built by Rose, this exceptional collection of traditionally styled 2, 3, 4, and 5-bedroom homes is perfectly positioned close to the Stour Estuary and surrounded by rolling countryside.

Inside, the home welcomes you with a bright entrance hall, where a cloakroom adds everyday convenience, before leading through to the living room, where a feature bay window and multi-fuel burner create a warm and inviting atmosphere. To the rear, a spacious open-plan kitchen/dining area is fitted with a stylish stone worktop, matching upstands, and a premium silgranite sink. A central island and bi-fold doors opening onto the garden make this space perfect for entertaining and everyday family life, while a separate utility room provides further practicality.

Upstairs, you'll find three generous double bedrooms and a single. The principal bedroom benefits from an en suite shower room and a fitted wardrobe.

Outside, a garage and a spacious driveway provide parking for multiple vehicles.

Property Setting:

Lawford Green is perfectly positioned in the charming village of Lawford, Essex, on the edge of the vibrant market town of Manningtree. Surrounded by rolling countryside and just moments from the Stour Estuary, it offers the ideal balance between rural tranquillity and everyday convenience.

Manningtree's historic high street, with its independent shops, cafés, and restaurants, is within easy reach. The area benefits from excellent pre-school, primary/secondary education, as well as a dentist, doctor's surgery, Co-op supermarket, and Tesco Express. For commuters, Manningtree Station provides direct rail links to London Liverpool Street in under an hour, while excellent road connections via the A12 place Colchester, Ipswich, and the Suffolk coast.























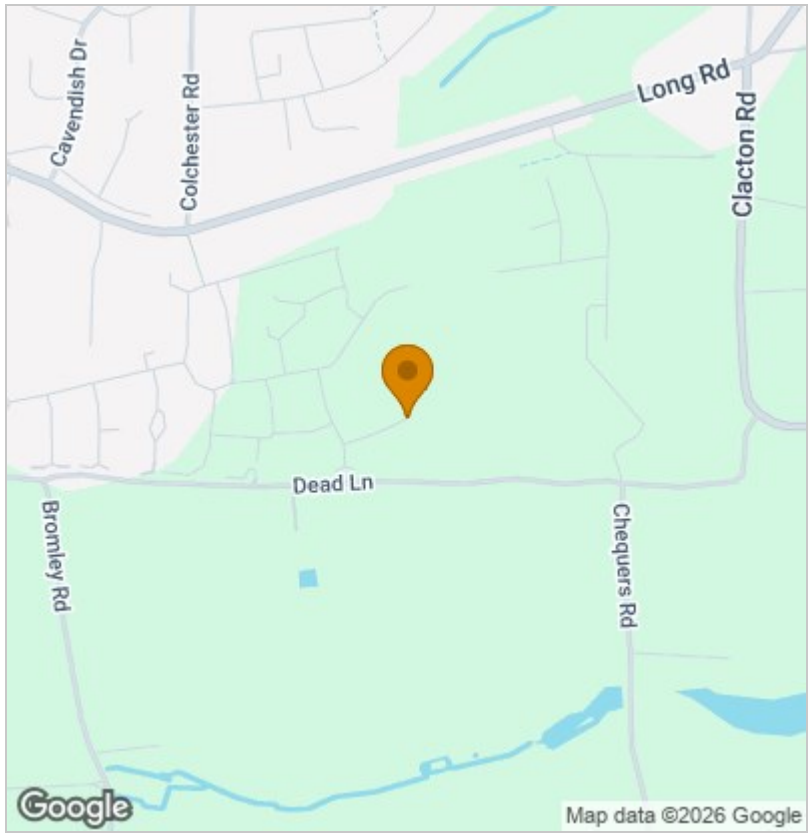



- BUILT BY ROSE
- NHBC 10 YEAR BUILD WARRANTY
- FIBRE TO YOUR HOME
- KITCHEN DINER WITH BI-FOLD DOORS TO THE GARDEN
- UTILITY ROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- EN-SUITE TO PRINCIPAL BEDROOM
- GARAGE AND PARKING
- FOUR BEDROOM DETACHED HOUSE

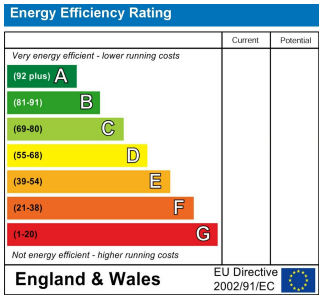
## Floor Plan




## Area Map




## Energy Efficiency Graph




Council Tax Band - New Build

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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