

Connells

Blake Close
Lawford Manningtree

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Lawford Manningtree CO11 2JR

For Sale Guide Price
£260,000







Property Description

GUIDE PRICE: £260,000 - £270,000

Positioned within a quiet close on elevated ground overlooking the Stour Valley, this well-presented home enjoys far-reaching views that truly set it apart. The accommodation offers a spacious dual-aspect lounge/diner, a well-appointed kitchen and a superb conservatory with an insulated roof, creating a versatile year-round living space that takes full advantage of the outlook.

Upstairs, both bedrooms enjoy views towards the Stour Estuary and Suffolk countryside, with the principal bedroom benefiting from built-in wardrobes. Outside, the tiered rear garden features decked, lawn and patio areas, while the front offers a driveway, off-road parking and a detached timber outbuilding with power, offering excellent flexibility and potential for EV charging.

Conveniently located within easy reach of the station, Manningtree and the surrounding estuary countryside, this is an ideal choice for first-time buyers, commuters and those seeking a home with a view.

Entrance Hall

Kitchen

Living Room

Conservatory

First Floor

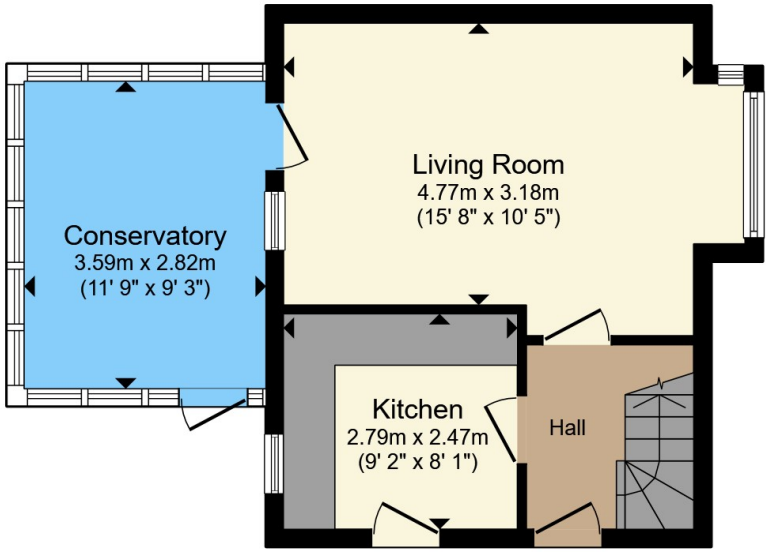
Bedroom Two

Bathroom

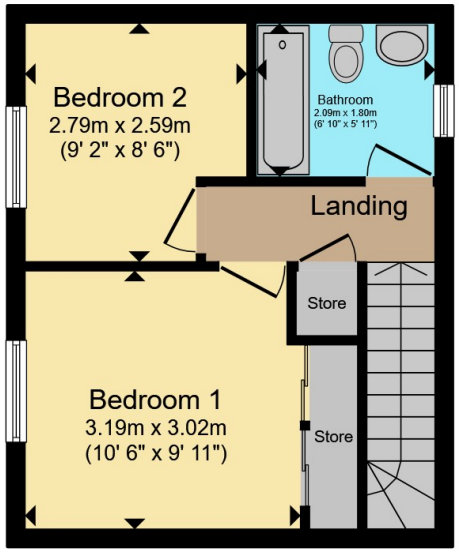
Bedroom One







Ground Floor



First Floor





Total floor area 68.5 m² (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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3a High Street
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EPC Rating: C

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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