



Rose Fields, Lawford Green  
£475,000



## Rose Fields

This three-bedroom, link-detached home, constructed by Rose Builders around four years ago, is the "Damask" design and has been heavily upgraded, from new, by the current owners, as well as exceptionally maintained throughout their time of ownership.

Upon entering, you are welcomed by an inviting entrance hallway with a convenient ground floor WC. The dual-aspect living room is both warm and elegant, featuring a charming bay window.

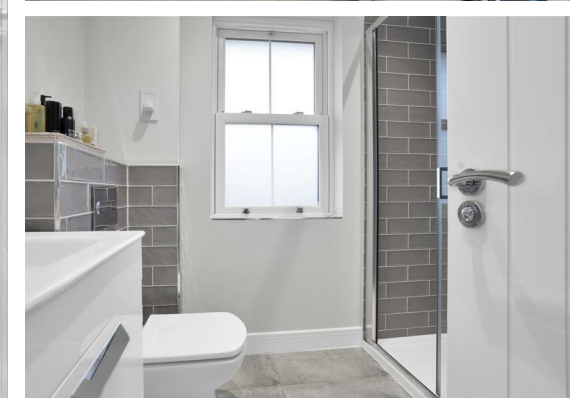
At the heart of the home lies the open-plan kitchen, dining and family room, thoughtfully designed for everyday living and entertaining. The space boasts a central island, quartz worktops, integrated appliances and wine fridge, stylish shaker-style cabinetry, and striking bi-folding doors. A separate utility room provides additional storage, keeping the main living areas neat and organised.

Upstairs, three well-proportioned bedrooms offer comfort and space. The principal bedroom includes built-in wardrobes and a beautifully appointed en-suite shower room, while the family bathroom caters to the remaining bedrooms with modern style and practicality.

Externally, the property benefits from a single garage and driveway parking for multiple vehicles. The south-facing rear garden is a fantastic space for family life, featuring a generous patio for al fresco dining and a well-maintained lawn ideal for children's play or relaxation.







- THREE BEDROOM LINK DETACHED HOME
- DAMASK DESIGN
- EN-SUITE TO BEDROOM ONE
- KITCHEN DINING ROOM WITH FEATURE ISLAND & BI-FOLDING DOORS
- LIVING ROOM WITH BAY WINDOW
- GARAGE AND DRIVEWAY PARKING
- SITUATED ON THE EVER REQUESTED LAWFORD GREEN DEVELOPMENT
- ENCLOSED SOUTH-FACING REAR GARDEN

#### LOCATION:

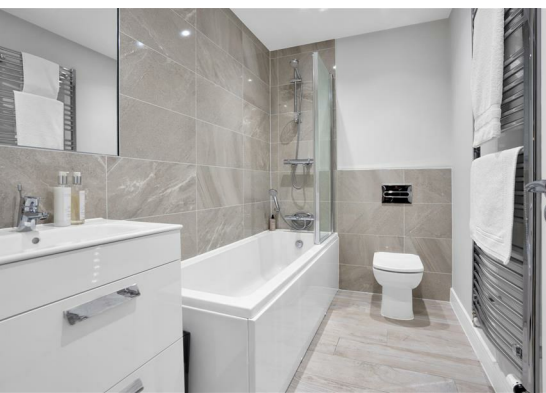
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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.

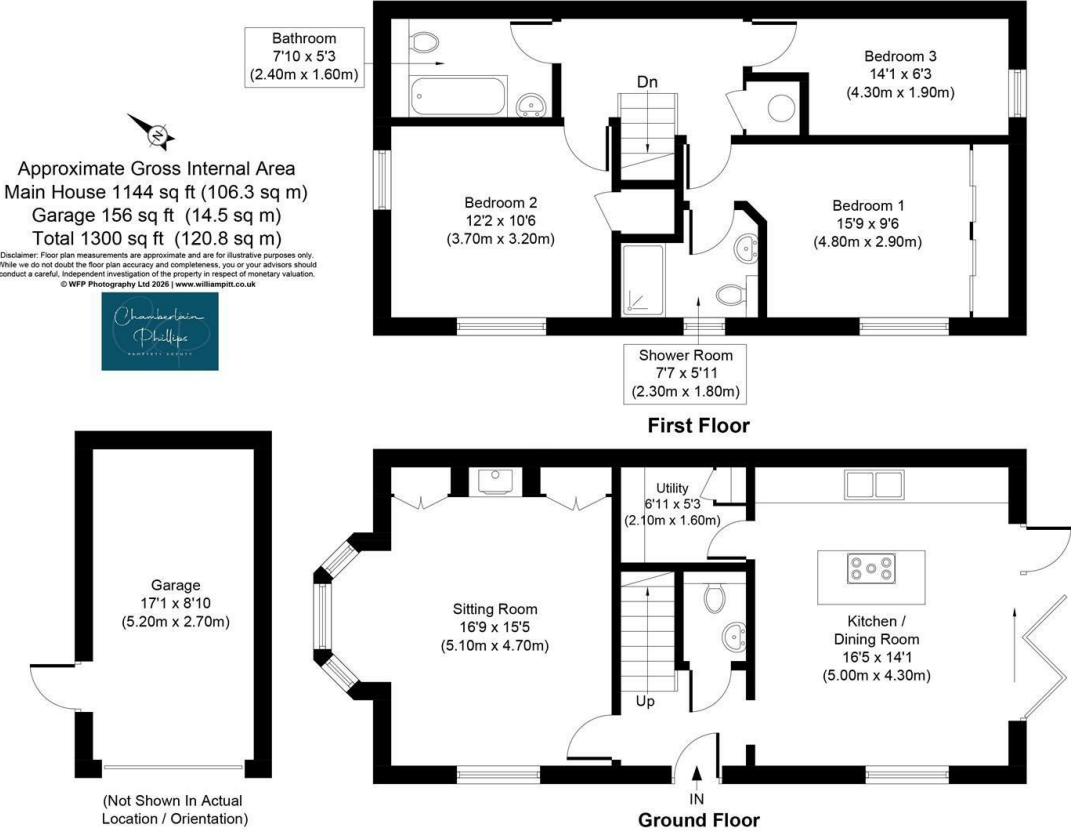
#### AGENTS NOTES:

Heating - 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 Availability - EE - 80% / Vodafone - 68% / Three - 67% / o2 - 67%  
 Broadband Availability - Ultrafast is available





Floor Plan



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.

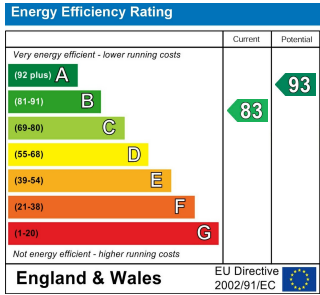
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold