



Turner Avenue, Lawford, Manningtree
£475,000

LAWFORD DALE

Chamberlain Phillips are delighted to offer this exquisite five-bedroom, extended detached abode nestled within the highly sought-after Lawford Dale enclave, presenting an unrivalled opportunity for discerning families seeking both space and style.

Stepping through the door, one is greeted by a welcoming entrance hallway, complete with a convenient downstairs WC, setting the stage for the comfort and elegance that defines the rest of the home. To the front, a cosy family room beckons, currently serving as a snug retreat, ideal for quiet evenings or as a playroom for the little ones. Meanwhile, practical needs are effortlessly met by a large utility room, ensuring day-to-day living is as seamless as possible.

The heart of this home is undoubtedly the open-plan kitchen, dining and family room. This beautifully designed space is accentuated by a sleek breakfast bar and offers an abundance of living space, perfect for cooking, dining, and spending quality time with loved ones.

Ascend to the first floor where the sleeping quarters comprise three tastefully appointed bedrooms, including a main bedroom complete with a luxurious en-suite shower, alongside a family bathroom designed to cater to the hustle and bustle of family life. The loft conversion on the second floor reveals two additional bedrooms, offering versatility and splendid views.

Outside, the property boasts an enclosed rear garden, providing a private haven. For the cycling enthusiasts, a dedicated bike store and garage await, while driveway parking offers added convenience.





- FIVE BEDROOM DETACHED HOME
- EXTENDED AND CONVERTED LOFT
- LARGE OPEN PLAN KITCHEN DINING FAMILY ROOM
- UTILITY ROOM
- SITUATED ON THE POPULAR LAWFORD DALE
- CLOSE TO MANNINGTREE STATION
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- 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.

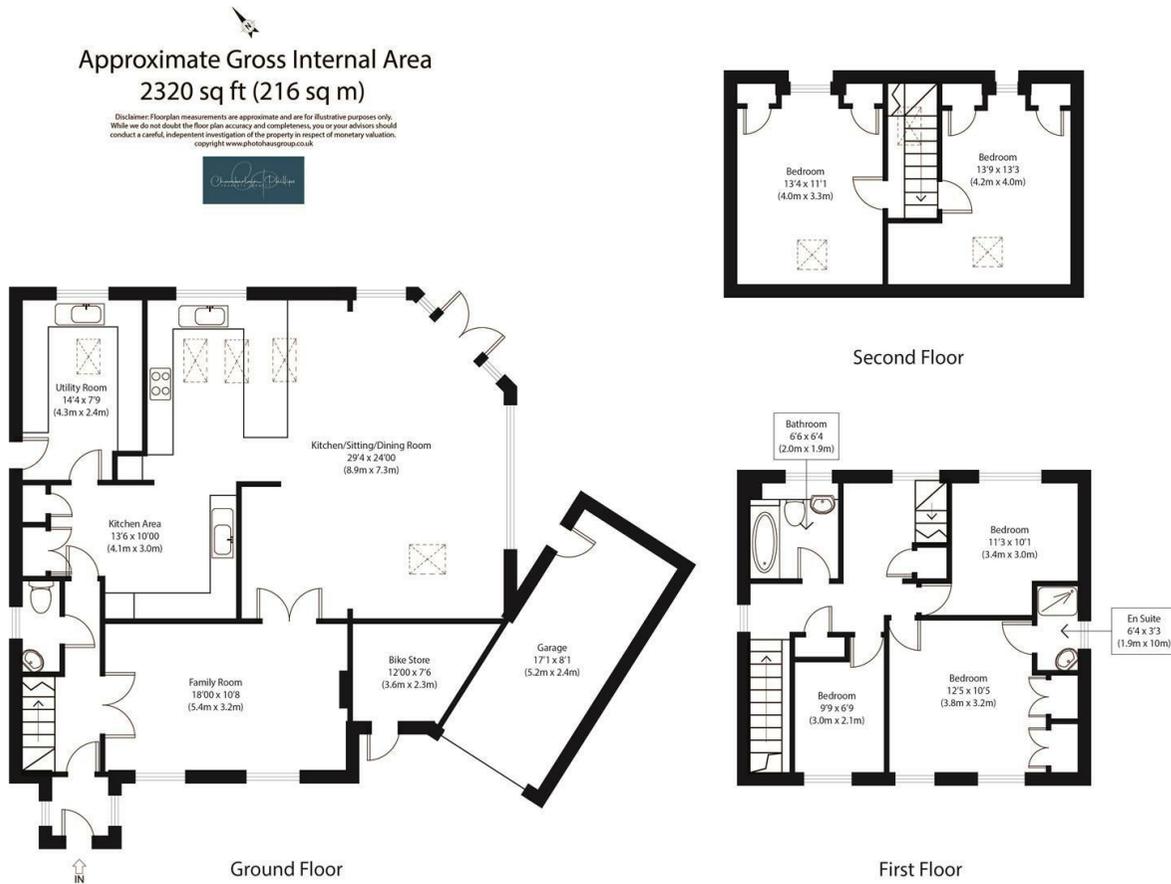
There is ready access to the A12 and the commuter can take advantage of train services to London's Liverpool Street Station from the towns mainline railway station which is an approximate 10 minute walk from the house.

Agents notes:

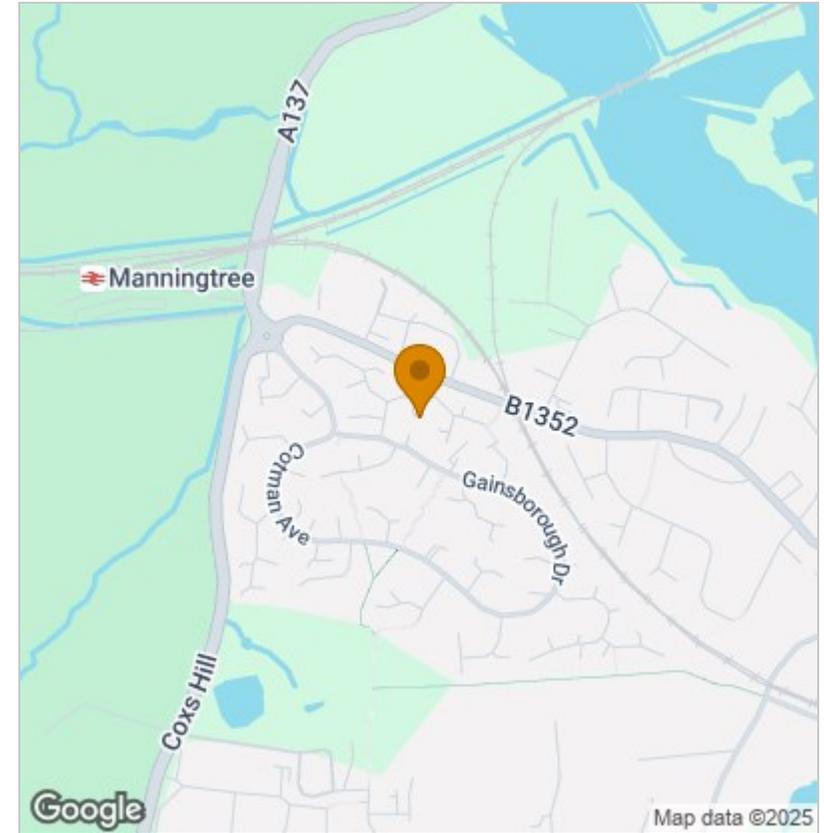
Tenure - Freehold
Council Tax - Band B
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All Networks are Available
Broadband Availability - Ultrafast is available



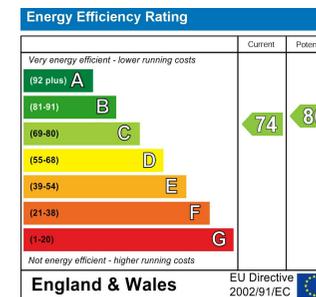
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold

Viewing

Please contact our 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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