



Queensway, Lawford
£350,000

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Chamberlain Phillips welcomes you to this charming three-bedroom extended semi-detached home, perfectly crafted for first-time buyers, growing families, or those seeking to downsize without compromising on space and convenience. Nestled in a desirable location, this delightful property boasts an enviable position within a stone's throw of the bustling Manningtree Town Centre and the well-connected Manningtree Train Station, ensuring all your amenities and transport links are within easy reach.

As you step through the entrance porch, the welcoming hallway invites you into a cosy living room, radiating warmth and comfort, ideal for family evenings and entertaining guests. There is a spacious kitchen dining room, which seamlessly flows into a rear reception room, complete with a log burner for those chilly evenings and striking bi-folding doors that reveal a beautifully landscaped garden.

A practical downstairs shower room doubles as a utility area, adding to the convenience of this well-appointed home.

Ascend to the first floor, where you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for rest and rejuvenation.

Outside, the property doesn't fail to impress with its enclosed rear garden, featuring a decked area, patio, and lush lawn, creating an oasis for outdoor relaxation and entertainment. Additional benefits include a garage, potting shed, and storage shed, alongside off-road parking to the side, making this home as functional as it is attractive.





- THREE BEDROOM SEMI DETACHED HOME
- EXTENDED TO THE REAR
- SINGLE GARAGE
- DOWNSTAIRS SHOWER ROOM
- KITCHEN DINING ROOM
- ESTUARY VIEWS
- REAR RECEPTION ROOM WITH LOG BURNER AND BI-FOLDING DOORS
- ENCLOSED REAR GARDEN
- VIEWING ADVISED
- CLOSE TO MANNINGTREE TOWN CENTRE

LOCATION:

Manningtree 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, a 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 midway 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 town's mainline railway station.

Agents Notes:

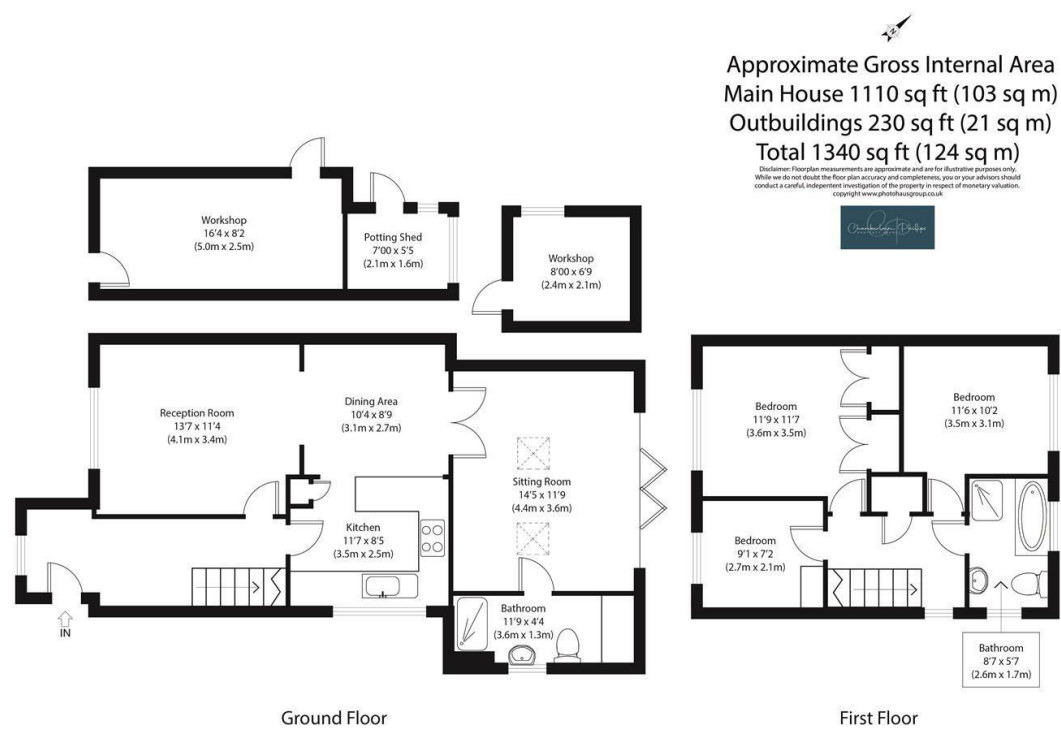
Tenure - Freehold

Council tax - Band C

Services - Mains electric/mains drainage/Mains water/Mains Gas Heating - Radiators via Gas boiler
Mobile - EE & Three are Limited / Vodafone & o2 are Available
Broadband - Ultrafast is available



Floor Plan



Area Map



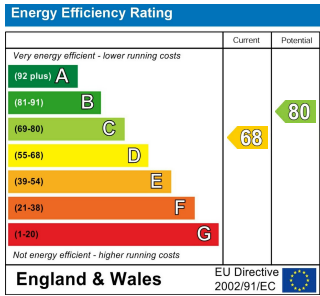
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold