



Cornwall Close, Lawford
Guide Price £350,000

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Chamberlain Phillips are pleased to present this delightful 3-bedroom, extended house situated in the lovely village of Lawford, offering the perfect abode for first-time buyers and families alike.

Step into this delightful residence and be greeted by a spacious entrance hallway, leading to a contemporary kitchen which opens perfectly into the dining room, perfect for entertaining and enjoying family meals together. The well-appointed living room is the ideal spot to unwind, while a further two reception rooms provide versatile space for all your needs. In addition to this, you will find a utility area as well as a downstairs WC

Upstairs, discover three generously sized bedrooms and a modern family bathroom, completing the family-orientated accommodation.

The property further benefits from an enclosed rear garden, perfect for enjoying those sunny days and creating cherished memories. A single garage and driveway allow for numerous vehicles to be parked off road safely.





- THREE BEDROOM HOME
- EXTENDED TO GROUND FLOOR
- THREE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- DRIVEWAY PARKING
- WALKING DISTANCE TO MANNINGTREE CENTRE
- VIEWING ADVISED
- GUIDE PRICE £350,000 - £375,000

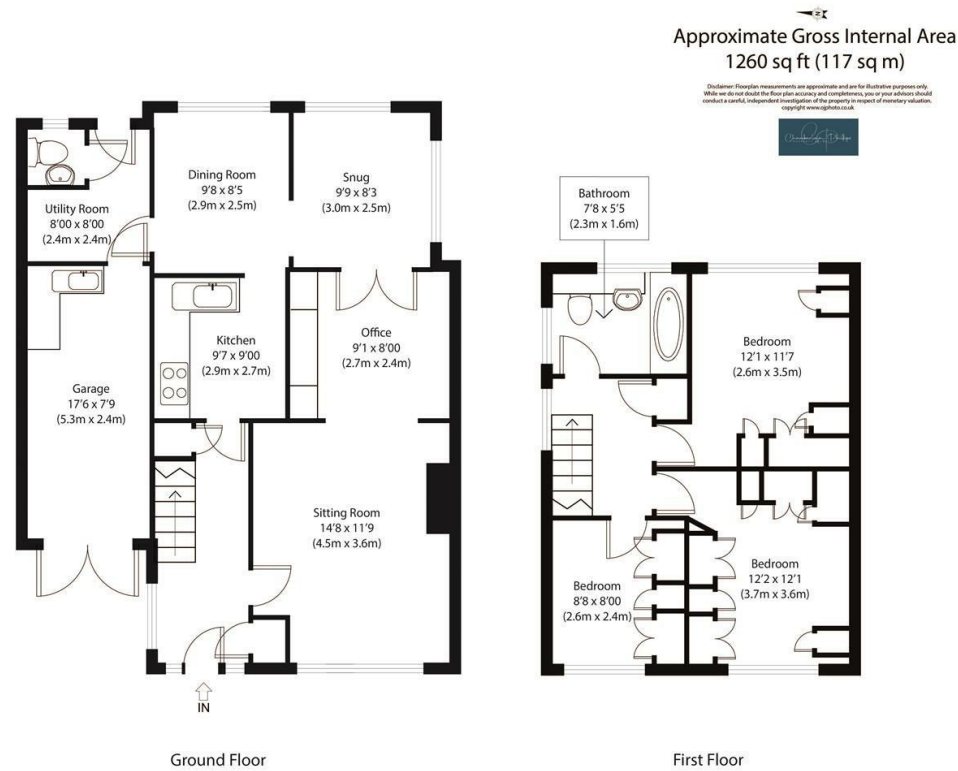
Lawford is situated on the fringe of the Dedham Vale and just 1 mile south of Manningtree which is set on the River Stour on the edge of Constable Country on the Essex/Suffolk Borders.

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.



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

