



The Avenue, Lawford Green  
£550,000



## Lawford Green

Chamberlain Phillips are proud to present this beautifully designed four-bedroom detached home, set within the highly desirable Lawford Green development. This exceptional "Victoria" style residence, built with care and precision by the renowned Rose Builders, perfectly balances luxury, comfort, and practicality—making it an ideal setting for modern family living.

Step inside via the welcoming entrance hallway, where a convenient downstairs WC sets the tone for the home's thoughtful layout and inviting atmosphere.

The standout feature of this property is the spacious kitchen and dining area, complete with a stylish central island and high-end integrated appliances. Bi-folding doors open onto the landscaped rear garden, effortlessly connecting indoor and outdoor spaces—ideal for entertaining guests or enjoying peaceful family time. The separate living room, enhanced by a charming bay window and cosy log burner, offers a relaxing haven at the end of the day.

Upstairs, you'll find four well-proportioned bedrooms, each filled with natural light. The main bedroom is a private retreat, featuring built-in wardrobes and a sleek en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing ample space and convenience for all.

The enclosed rear garden offers a peaceful retreat, complete with a charming patio and a well-maintained lawn. Additional highlights include a single garage and a private driveway providing convenient off-street parking.







- FOUR BEDROOM DETACHED HOME
- CONSTRUCTED BY ROSE BUILDERS
- "VICTORIA" DESIGN
- STUNNING KITCHEN DINING ROOM
- LIVING ROOM WITH LOG BURNER
- IMPRESSIVE PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- LARGE SINGLE GARAGE AND DRIVEWAY PARKING
- EARLY VIEWING ADVISED
- SITUATED ON THE POPULAR LAWFORD GREEN DEVELOPMENT

#### 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 - E

Tenure - Freehold

Mobile Coverage Indoor: EE & Three are

Likely / o2 is Limited / Vodafone is

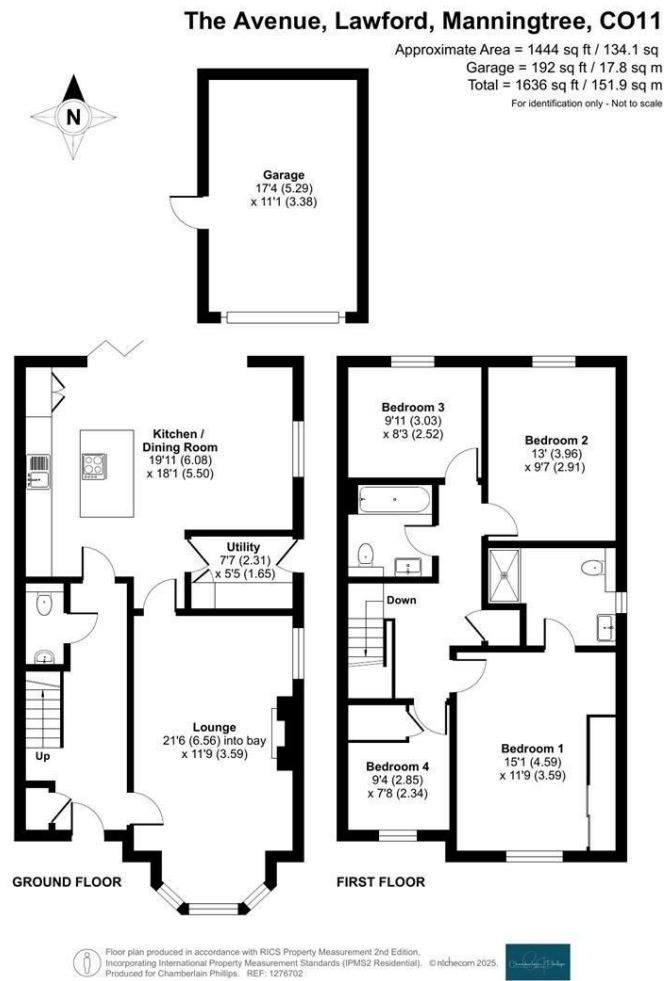
Unavailable

Broadband: Ultrafast broadband is available at this address





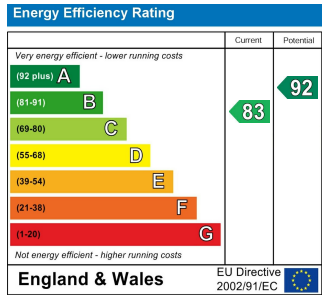
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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 firms 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](mailto:info@chamberlainphillips.co.uk) [www.chamberlainphillips.co.uk](http://www.chamberlainphillips.co.uk)