



The Avenue, Lawford Green
£700,000

Lawford Green

Nestled within the sought-after Lawford Green location, this exquisite family abode stands as a testament to Roses Builders' Berkeley design, offering an impressive retreat perfect for discerning couples and families alike. Boasting a generous layout with four bedrooms and three bathrooms, this home is the epitome of comfortable modern living.

From the moment one steps through the hallway, the attention to detail is palpable, with underfloor heating on the ground floor ensuring a warm welcome. The sitting room, complete with a cosy log burner, offers a tranquil haven for relaxation. A large study provides the ideal workspace for those who work from home or require an area for quiet contemplation.

Culinary enthusiasts will revel in the open plan kitchen/diner, accentuated by bi-fold doors that open up to the garden, inviting natural light and effortless alfresco dining. The kitchen does not disappoint, featuring sleek, modern units topped with stone worktops, a gas hob, dual ovens, and integrated appliances including a dishwasher and fridge/freezer. A separate utility room comes well-equipped with a washing machine and dryer for added convenience.

Ascend to the upstairs landing and discover three double bedrooms, two with en-suite facilities, alongside a single bedroom and a family bathroom. Outside, the rear garden offers a tranquil outdoor space mainly laid to lawn with a large patio, perfect for social gatherings or quiet family time. Completing this splendid picture is a garage alongside a driveway capable of accommodating multiple vehicles, adding practicality to this exceptional residence.



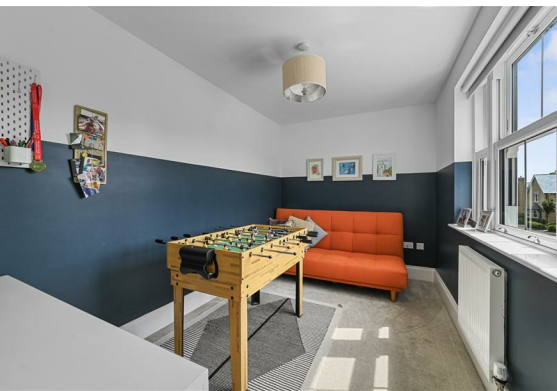


LOCATION:

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.



- POPULAR LAWFORD GREEN DEVELOPMENT
- WELL PRESENTED
- DETACHED SPACIOUS FAMILY HOME
- GARAGE & DRIVEWAY PARKING
- STUDY
- UTILITY ROOM
- TWO BEDROOMS WITH EN-SUITES
- ENCLOSED UNOVERLOOKED REAR GARDEN
- STUNNING KITCHEN DINING ROOM
- EV CAR CHARGING POINT

Floor Plan



Approximate Gross Internal Area
Main House 1835 sq ft (170 sq m)
Garage 160 sq ft (15 sq m)
Total 1995 sq ft (185 sq m)

Customer: All figures are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuations. copyright www.glyphphoto.co.uk

Viewing

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

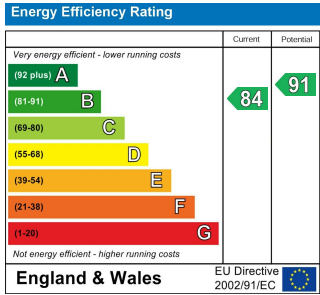
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Area Map



Energy Efficiency Graph



Council Tax Band - F

Tenure - Freehold