





Iydale
Long Road
Lawford
CO11 2HR

Iydale is a substantial five bedroom detached house adjacent to open farmland believed to be the first property built along Long Road.

Extended over time, the property offers spacious family accommodation with the possibility of alteration to provide an annex if required.

- 2 reception rooms
- Utility with shower room
- Workshop & store room
- Log cabin
- Stable & tack room
- Private 80ft rear garden
- Garage & ample parking



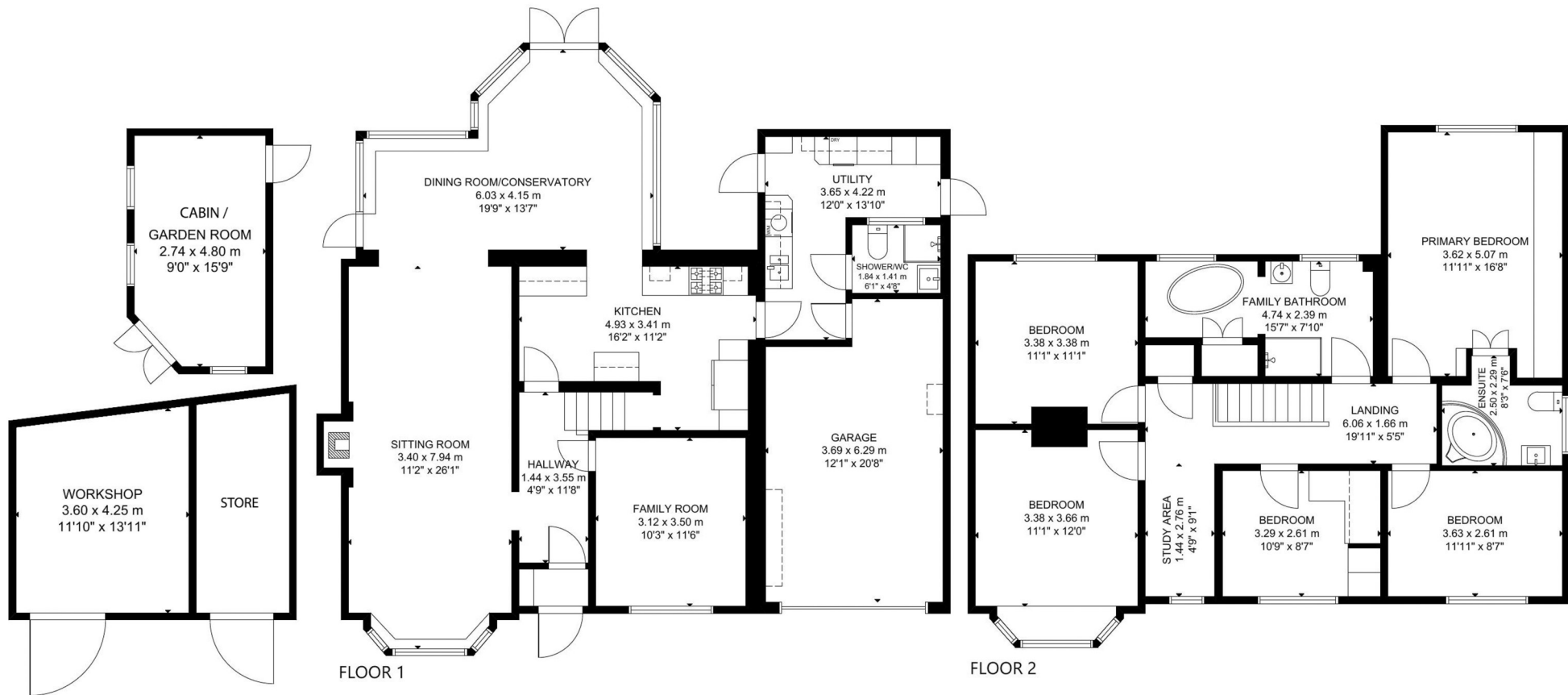
Ivydale is entered via a vestibule with the original internal lead light door leading to the hallway which provides access to the sitting room, family room and kitchen. The spacious sitting room has a feature light brick fireplace with wood burning stove and wood block herringbone floor leading through to the dining room/conservatory. This is a light and airy room having a central sink unit with wood block work surface, breakfast bar and under unit storage, tiled flooring and doors to the garden. An open doorway then leads to the main kitchen which has a range of modern wall and base units with space for a gas range style oven with extractor over with doorway leading to the utility and modern shower room with internal door to the garage, which could be used as an annex with some minor alterations.

The first floor landing has a window to the front elevation incorporating a study/work area and provides access to all five double bedrooms and family bathroom. The primary bedroom is located to the rear of the house and benefits from an en-suite bathroom which has a corner Jacuzzi bath with shower above, low level wc and vanity wash hand basin. The second bedroom has a feature bay window with seat to the front elevation, whilst bedroom three is to the rear. Bedrooms four and five are both situated to the front of the property and are South facing. A large family bathroom is situated to the rear of the house and consists of a double width shower cubicle, freestanding oval bath with mixer tap, pedestal wash hand basin with mixer tap, low level wc, two windows to the rear and integral storage cupboard.









GROSS INTERNAL AREA
 TOTAL: 194 m²/2,084 sq ft
 FLOOR 1: 97 m²/1,042 sq ft, FLOOR 2: 97 m²/1,042 sq ft
 EXCLUDED AREA: GARAGE: 21 m²/231 sq ft, WORKSHOP: 24 m²/258 sq ft

Consumer Protection Regulations 2008

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Outside

Ivydale is set back from Long Road behind brick walling leading to a gravel driveway offering parking for several cars and spacious garage. Side access leads to a workshop with store room and rear garden which is around 80ft in length with large patio area and log cabin, which has power and light connected and is currently used as a garden room, but would also be ideally suited as a home office.

The garden itself is laid to lawn with fenced surround, mature flower and shrub borders and gate to the rear allowing access to the field and footpath to Manningtree. There is also a stable block and tack room which is used for storage.

Important Information

Council Tax Band - E

Services - We understand that mains electricity, water and drainage are connected to the property and there is gas fired central heating.

Tenure - Freehold

EPC - tbc

Location

Lawford is a popular residential area approximately 1 mile from Manningtree with its bustling town centre offering a variety of facilities including public houses, restaurants, bank, library, Tesco Express and Co-Op convenience stores for day to day needs. The mainline railway station is again approximately 1 mile away and offers direct links in to London Liverpool Street. Both Primary and secondary schooling is nearby as is the River Stour.

Directions

From our office proceed away from Manningtree town centre along Station Road, turning left into Colchester Road following to the end and then turn left on to Long Road where the property will be found further down on the left hand side identified by a Fenn Wright for sale board.





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