

Riverview Villas, Colchester Road, Lawford, Manningtree, CO11 2BE



**Freehold**  
Guide Price  
**£350,000**  
Subject to contract  
**Stunning Family Home**

**3** bedrooms  
**2** reception rooms  
**1** bathroom



This stunning semi detached house is within walking distance of the town centre and local schooling whilst offering distant views of the Stour Estuary, a 70ft South facing rear garden and off road parking.

# Some details

## General information

Welcome to this beautiful semi-detached house located within walking distance of the town centre and local schools. The house offers distant views of the Stour Estuary and boasts a 70ft South-facing rear garden and off-road parking.

As you enter the house, you will find a welcoming hallway with tiled flooring, a radiator, and stairs leading to the first floor. The hallway also provides access to the sitting room and dining room. The sitting room features a double-glazed bay window facing the front of the house, exposed floorboards, and an Inglenook style double-sided fireplace with a multifuel stove. The dining room, located adjacent to the sitting room, also has exposed floorboards, double-glazed windows on the side and rear of the house, a radiator, a storage cupboard, and open access to the kitchen.

The kitchen has modern wall and base units with roll-top work surfaces and an inset sink with a mixer tap. There is space for a dishwasher, fridge freezer, and an integrated oven with a 4-ring electric hob and extractor fan. The kitchen also has a double-glazed window on the side and a door leading to the rear garden, as well as a sliding door to the pantry/utility room. The pantry/utility room has space for a washing machine and a door leading to the bathroom. The bathroom is fitted with a modern white suite including a panel bath with a shower over it, a low-level WC, a wash hand basin, ladder style towel radiator, tiled walls, and an obscure double-glazed window on the side.

On the first floor, you will find the landing with exposed floorboards and access to the loft. The landing also provides access to all three bedrooms. The first bedroom is located at the front of the house and features exposed floorboards, a double-glazed window with distant views of the Stour Estuary, integrated wardrobes, and a fireplace. The second bedroom has a double-glazed window on the side, an airing cupboard, and a radiator. The third bedroom has a double-glazed window on the rear, a radiator, and exposed floorboards.

## Entrance hall

### Sitting room

11' 4" plus bay" x 10' 6" (3.45m x 3.2m)

### Dining room

11' 9" x 10' 10" (3.58m x 3.3m)

## Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

### Utility Room/Pantry

7' 2" x 3' 6" (2.18m x 1.07m)

## Bathroom

8' 0" x 7' 2" (2.44m x 2.18m)

## Landing

### Bedroom one

12' 2 plus wardrobes" x 11' 5" (3.71m x 3.48m)

### Bedroom two

13' 3 max" x 7' 11" (4.04m x 2.41m)

### Bedroom three

11' 10" x 7' 4" (3.61m x 2.24m)

## Outside

A gravel driveway provides off road parking with gated side access leading to the 70ft South facing rear garden which is laid to lawn with raised beds, patio area and fenced surround.

## Location

The property is located within walking distance of Manningtree town centre, doctors surgery, secondary and primary schooling. The town centre of Manningtree itself offers numerous shops catering for day to day needs, a weekly market, restaurants and public houses with the beautiful River Stour also being within comfortable walking distance. There are railway stations at both Mistley and Manningtree for the commuter whilst the market town of Colchester is some 9 miles to the South West.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

## Directions

From our office proceed away from Manningtree town centre along Station Road taking the first turning left into Colchester Road where River View will be found on the right hand side

## Further information

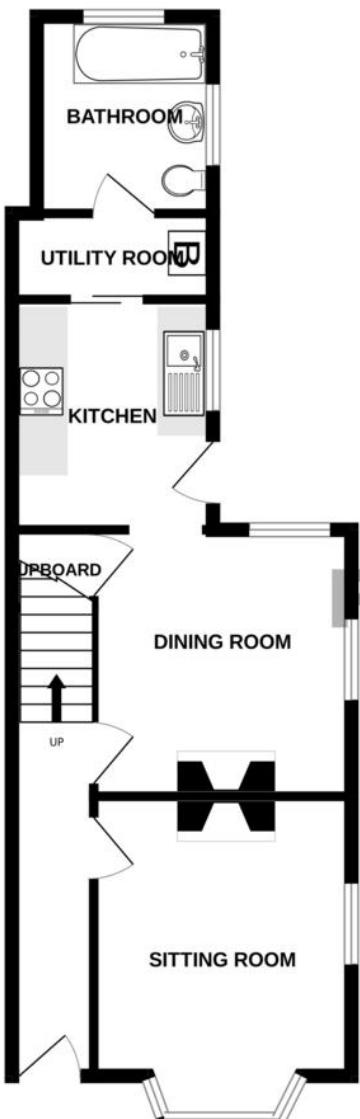
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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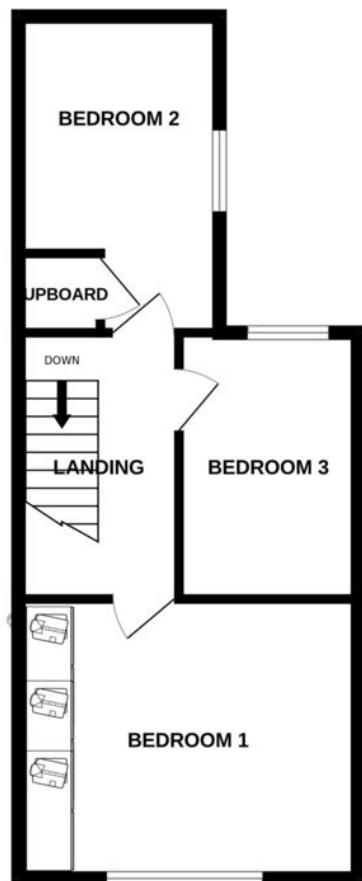
## Viewing

To make an appointment to view this property please call us on 01206 397 222.

## GROUND FLOOR



## 1ST FLOOR



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To find out more or book a viewing

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