



Churchwood
Stanley

for
sale
Churchwood
Stanley
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Hill Cottage Wignall Street, Lawford, Manningtree, CO11

£325,000

Hill Cottage, Wignall Street

Lawford, Manningtree, CO11

A character three bedroom cottage with red brick fireplaces, exposed beams, a brand new kitchen and over 100ft South facing rear garden.

KEY FEATURES

- A three bedroom character rich cottage
- First bedroom with ensuite shower room
- Two reception rooms with exposed beams and red brick fireplaces
- Within five minutes drive of the main line train station, local primary and secondary schools
- Off street parking
- 100ft (plus) South facing rear garden
- Gas central heating (recently fitted boiler)





Dining room

17' 2" x 12' 9" (5.22m x 3.89m)

A spacious and character filled introduction to Hill Cottage, this tiled dining room is open plan to the newly fitted kitchen at the rear. Here you will be drawn to exposed beamwork and the full height red brick fireplace (with log burner).

Kitchen

6' 11" x 12' 3" (2.12m x 3.73m)

Newly fitted this superb grey fronted soft-closing Shaker styled kitchen with square wood effect work surface is a delight. It has plenty of intelligent storage solutions that include full height pantry cupboards, base level units, drawers and matching wall mounted cabinets. Integral appliances include an AEG four ring induction hob beneath an extractor hood and above a Bosch double electric oven and grill, there is an eye-level CDA microwave and an AEG dishwasher. A composite sink with mixer tap lies in front of the window to the rear elevation looking straight down the rear garden. A glazed door to the rear leads out into the rear garden.

Living room

16' 10" x 8' 11" (5.13m x 2.72m)

This dual aspect living room has two windows to the front elevation, tiled flooring, an external glazed door that leads out onto a block paved terrace outside and a second full height red brick fireplace.



Galleried Landing

10' 3" x 5' 10" (3.13m x 1.77m)

A carpeted landing that connects to all three first floor bedrooms and also to the shower room at the rear.

First bedroom

11' 4" x 9' 0" (3.46m x 2.75m)

The first bedroom is carpeted and has a full height mirror fronted wardrobe cupboard. There is a window to the rear overlooking the garden and a door leads through to the ensuite bathroom.

Second bedroom

7' 2" x 10' 0" (2.19m x 3.06m)

A carpeted bedroom at the front of the property with window to the front elevation and a double fronted fitted wardrobe cupboard.

Third bedroom

9' 8" x 7' 3" (2.94m x 2.21m)

This third bedroom is also carpeted and has a window to the rear elevation.





First bedroom ensuite bathroom

4' 12" x 9' 6" (1.52m x 2.89m)

Fitted with a corner bath, WC, pedestal hand wash basin, tiled flooring and a window to the front elevation.

Shower room

6' 10" x 6' 4" (2.09m x 1.92m)

Comprised of a vanity sink, WC, corner shower cubicle, tiled flooring and window to the rear elevation. A new boiler is found in the airing cupboard as you enter the shower room on the left.



FRONT GARDEN

The plot at the front of Hill Cottage is predominantly laid out for parking (for two cars) retained by a shingle flower border and a shrub border.

GARDEN

Starting with a block paved terrace this South facing rear garden is just over 100ft in length and has paved walkways stepping up to various lawned areas. Towards the end of the garden is a timber retained allotment and a greenhouse. A right of way out exists here exclusively for the use of Hill Cottage.

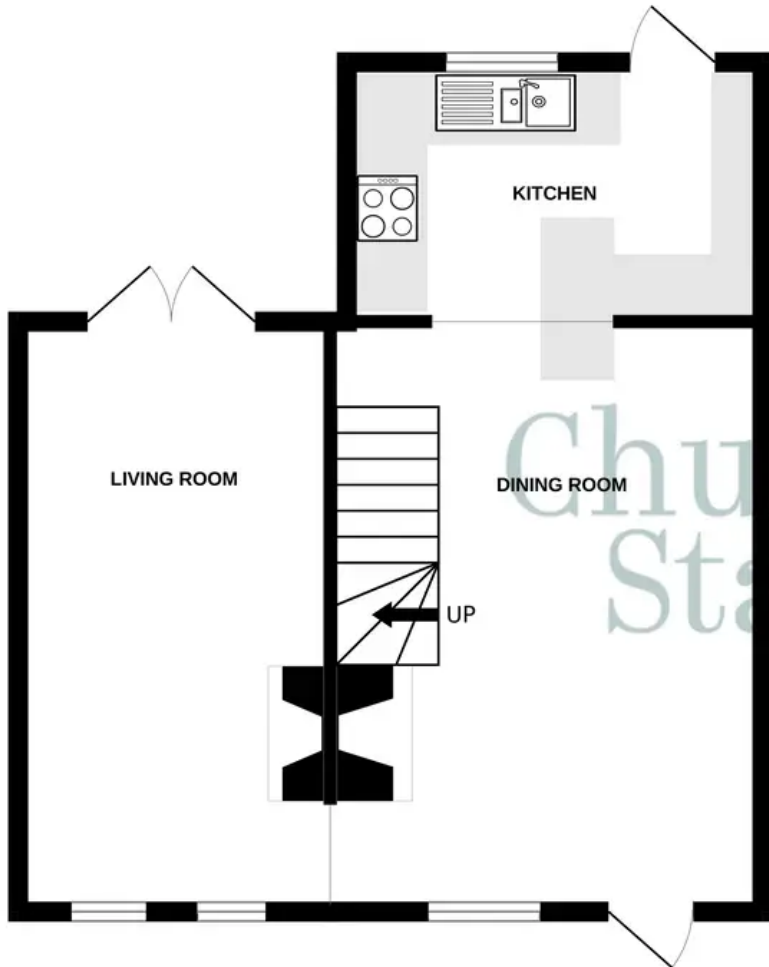
OFF ROAD

2 Parking Spaces

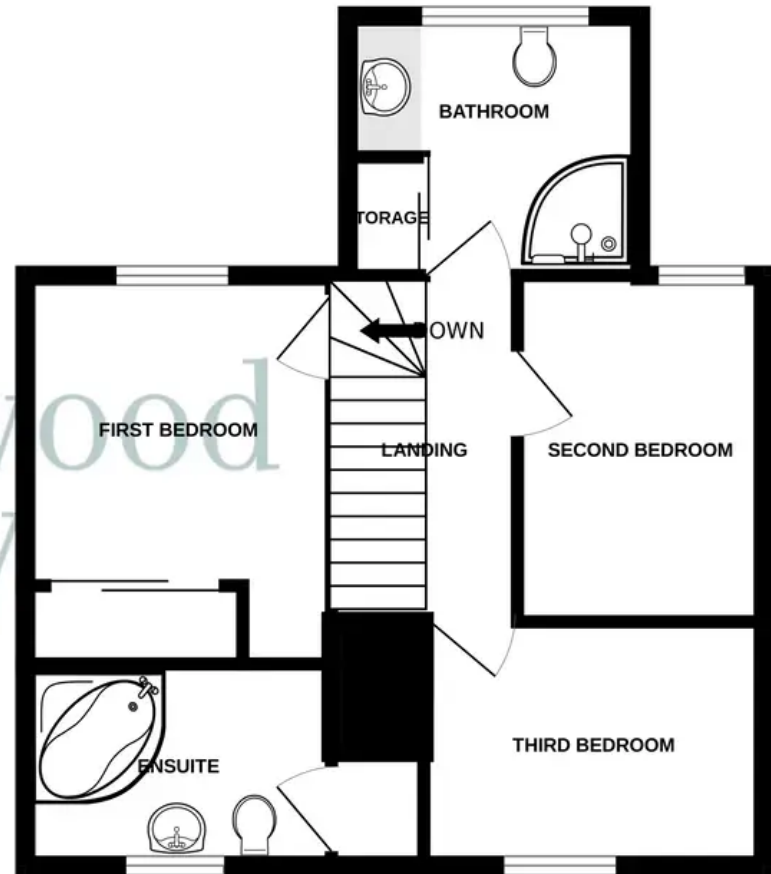
A paved driveway able to accommodate two vehicles side by side.



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

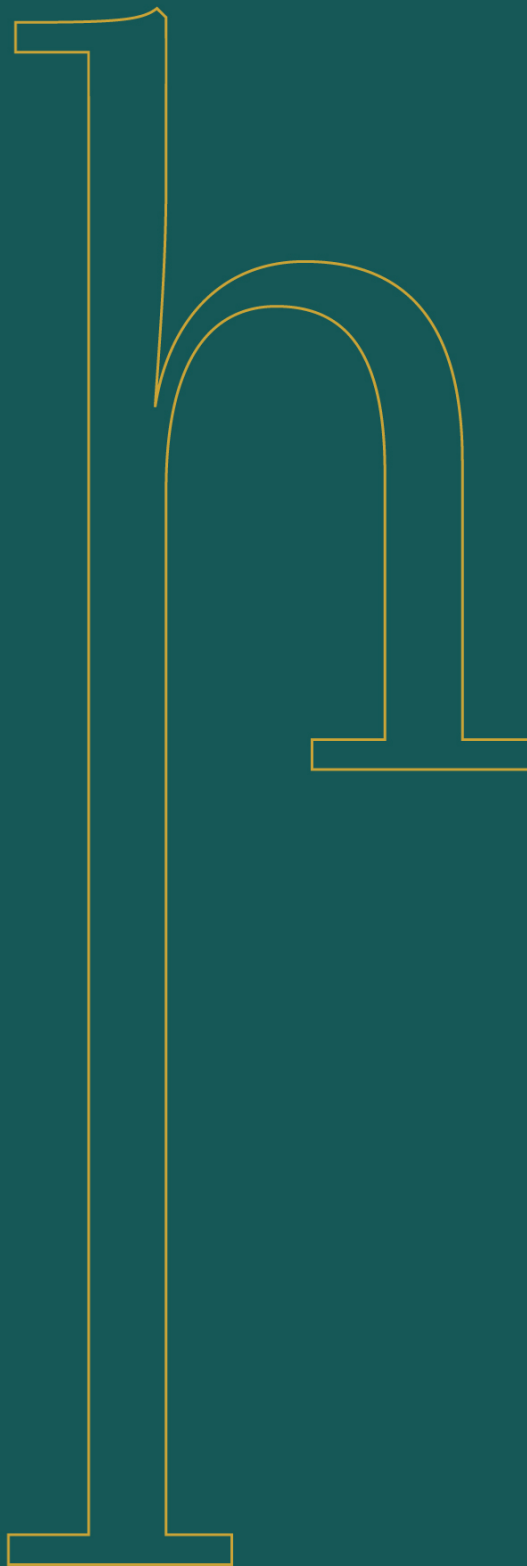


TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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