



Churchwood
Stanley

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128 Colchester Road, Lawford

Manningtree

Fixed Price £650,000

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Lawford, Manningtree

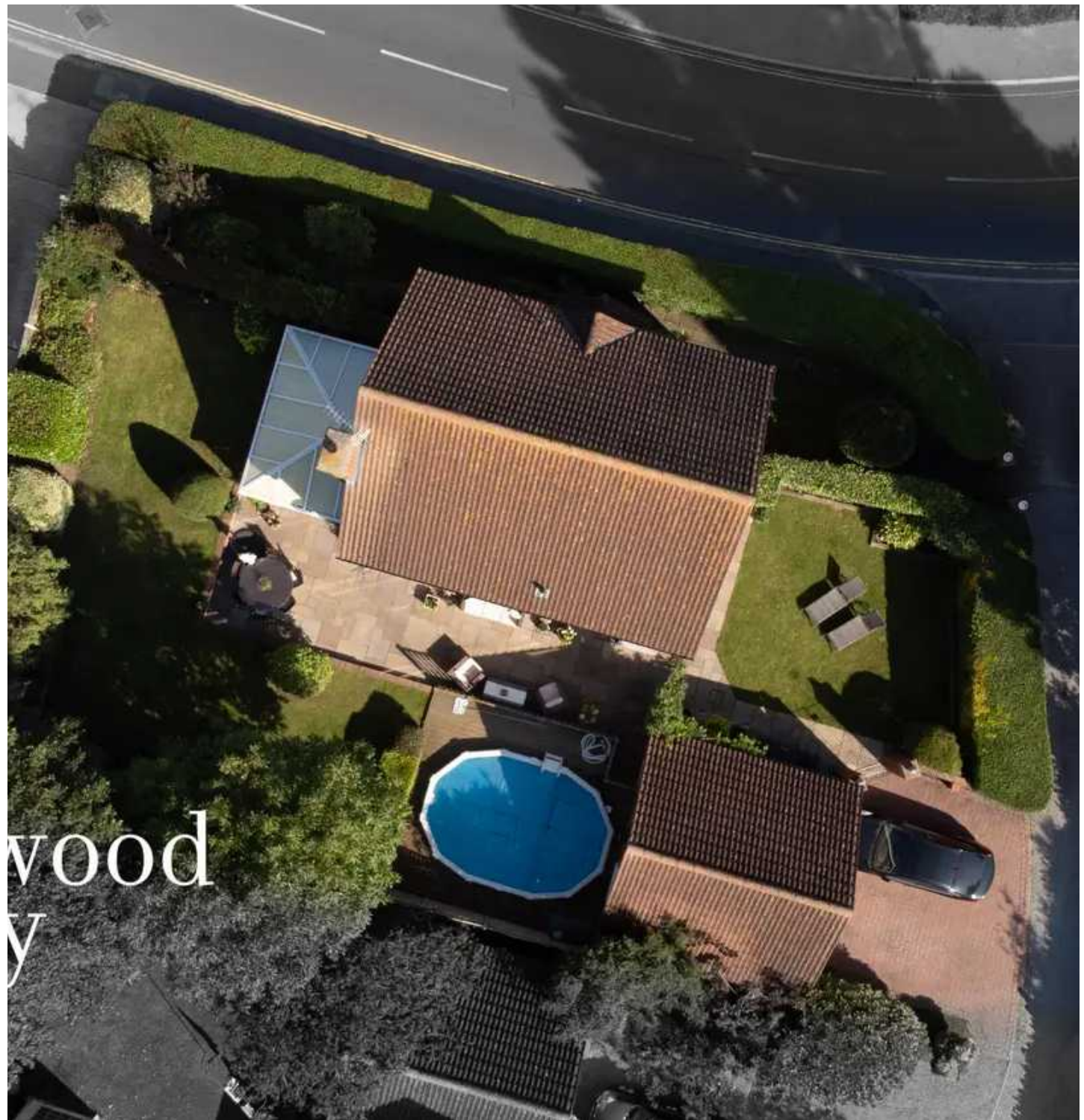
An exceptional family home of approximately 1,800 square feet destined to provide the heartbeat of modern family life.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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KEY FEATURES

- A wonderfully kept four bedroom detached home of approximately 1810 square feet
- The first of four unique modern homes accessed via a private road off of Colchester Road
- Perfectly positioned for local schooling, a short distance from Manningtree's High Street with excellent access to the main line train station.
- Ensuite to the first bedroom
- Three reception rooms including a ground floor study
- Double garage and off street parking
- Heated swimming pool
- Superbly proportioned conservatory
- Stand out private private gardens





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Spacious entrance hall

12' 5" x 9' 5" (3.78m x 2.88m)

A wonderfully generous introduction to the home, the entrance hall has carpeted stairs (with storage beneath) that lead up to the first floor and karndean flooring under foot. Oak internal doors lead to the study and cloakroom on your left, the kitchen and living room to the rear of the home and to the dining room on your right hand side.

Kitchen

9' 11" x 13' 2" (3.01m x 4.01m)

The well equipped kitchen found at the back of the property is fitted with smart grey shaker style base units that incorporate cupboards and soft closing drawers beneath a square edge wooden work surface (with upstand) and matching eye level cabinets. There is a ceramic sink with mixer tap set behind the large UPVC window to the rear elevation and you will also find space for a Rangemaster cooker beneath a suspended Rangemaster hood. Integral appliances include a Bosch Eye Level microwave, a wine cooler, washing machine and tumble dryer and Bosch dishwasher. There is a superb glass fronted fitted dresser unit and intelligent storage solutions throughout include retractable shelving within a pantry and corner carousel units. There is space for an American fridge freezer with plumbing available and a stable door leads out to the garden at the side.



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Living room

11' 10" x 16' 3" (3.60m x 4.95m)

This carpeted and light filled lounge found has a window to the rear elevation and adjacent French doors that lead out onto the extended patio area outside. A central feature focal point is the fireplace with inset gas fire with timber surround and marble hearth. Internal glazed oak framed doors lead through to the dining room.

Dining Room

10' 5" x 9' 10" (3.18m x 2.99m)

The carpeted dining room has a large window to the front elevation, Oak opaque glazed internal doors that lead back through to the living room and a large opening to the impressive vaulted conservatory.

Conservatory

15' 5" x 11' 8" (4.69m x 3.55m)

This generously proportioned conservatory is south facing, has porcelain tiled flooring and is constructed of brick-based construction with UPVC windows to three elevations with a vaulted ceiling. French doors lead out to the patio that encompasses the entire width of the home to the rear garden.

Office

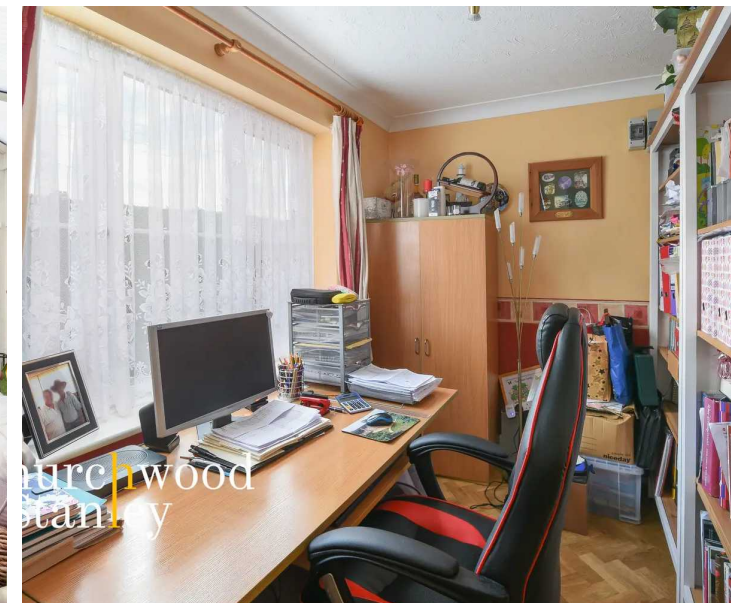
6' 8" x 9' 9" (2.03m x 2.96m)

Finished with karndeian flooring, the study has a window to the front elevation.

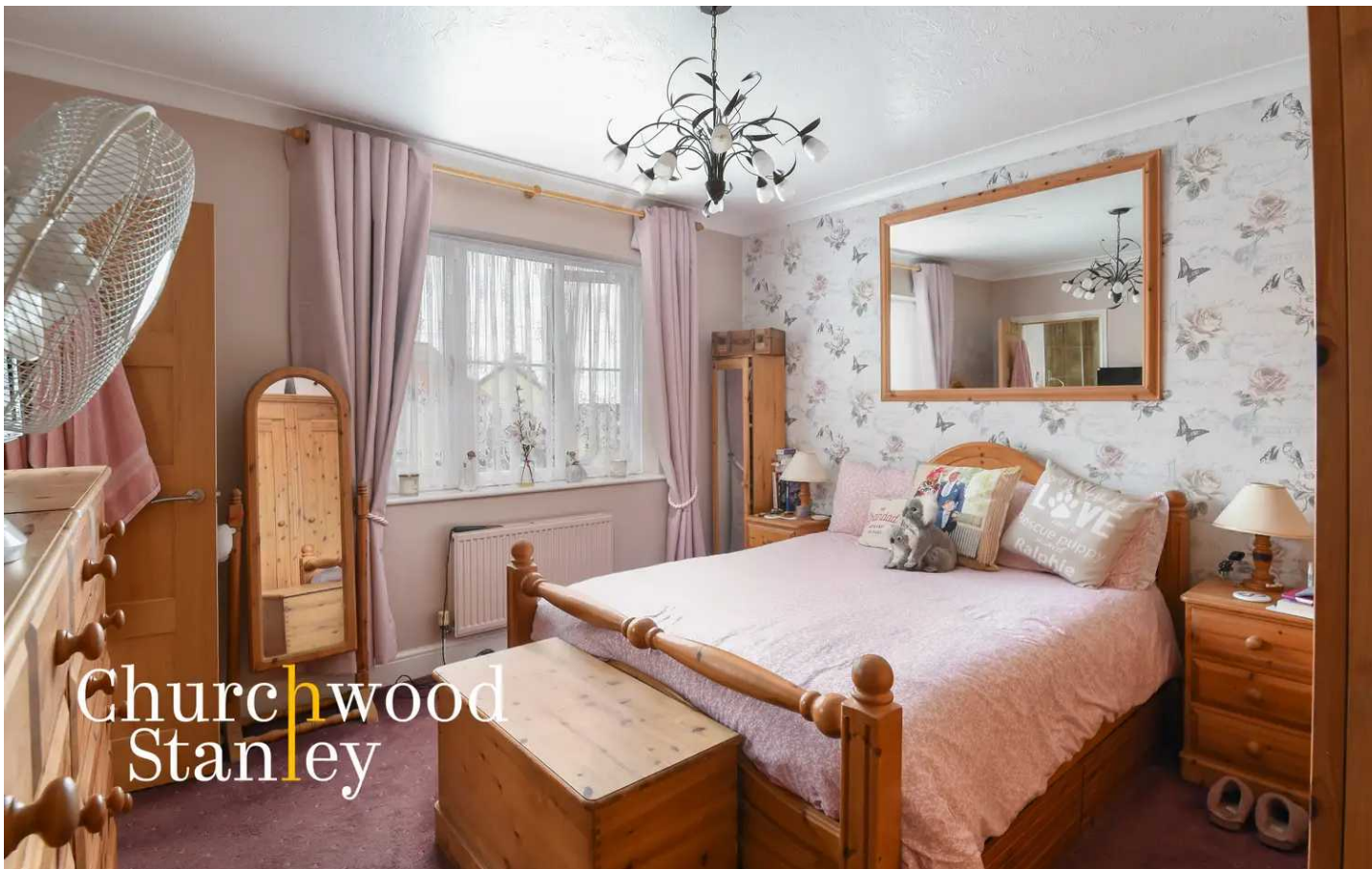
Wc

5' 3" x 2' 11" (1.59m x 0.90m)

Fully tiled the essential ground floor cloakroom has a WC, hand wash basin, extractor fan and heated towel rail.







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Landing

5' 11" x 10' 1" (1.81m x 3.08m)

A real standout feature the open landing provides access to all first floor bedrooms and to the family bathroom through Oak internal doors. Here you will find the shelved airing cupboard housing the hot water tank and the loft hatch that provides access to the roof space, which is ample size, partly boarded with drop down loft ladder good for storage and/or loft conversion.

Principal bedroom

12' 6" x 12' 4" (3.81m x 3.75m)

The principal bedroom is carpeted, has a large UPVC window to the front elevation and it also benefits from its own ensuite shower room.

En Suite 6' 9" x 6' 10" (2.05m x 2.08m)

Fully travertine tiled the ensuite shower room consists of a large walk-in shower cubicle with aquilisa shower, WC, pedestal hand wash basin, extraction fan and heated towel rail. There is an opaque glazed window to the front elevation and useful recessed storage area.

Second bedroom

9' 11" x 12' 4" (3.02m x 3.76m)

The carpeted second double bedroom is found at the rear of the property and has a UPVC window to the rear elevation overlooking the garden and swimming pool.

Third bedroom

10' 5" x 9' 11" (3.18m x 3.03m)

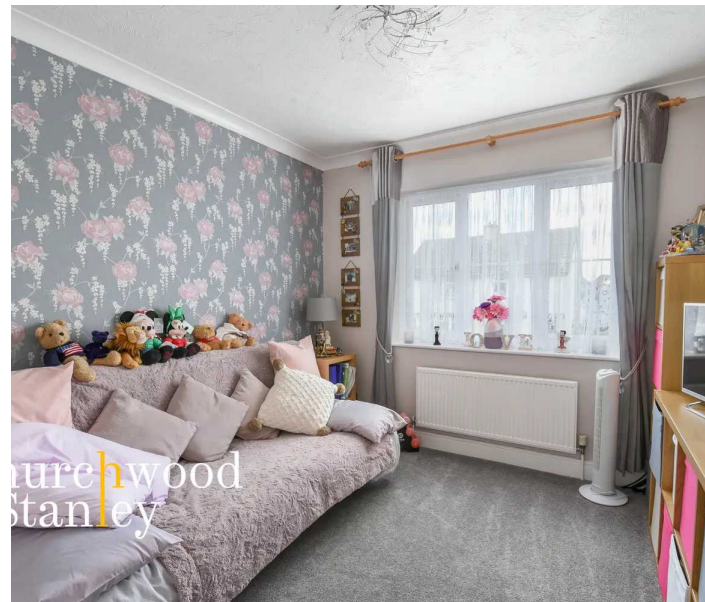
The third bedroom is also a generous double with window to the front elevation. Fitted with carpet.

Fourth bedroom 3.65m x 2.88m

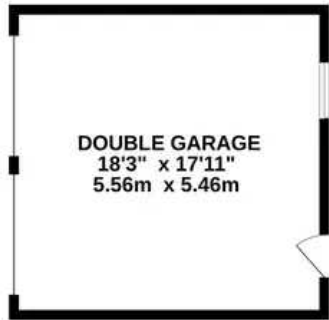
A fourth carpeted double bedroom with window to the rear elevation.



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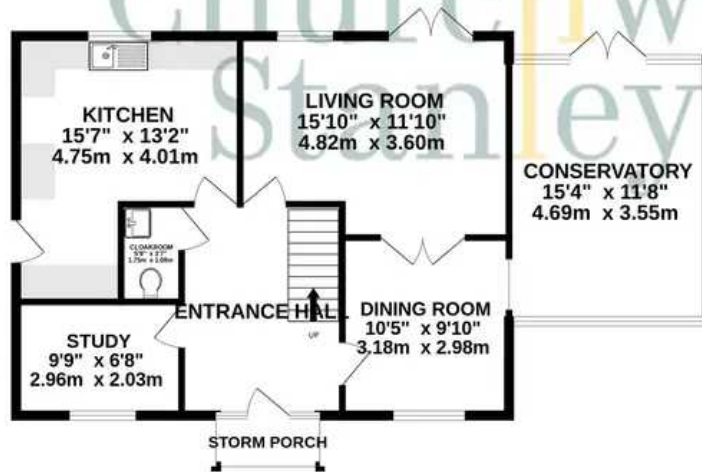
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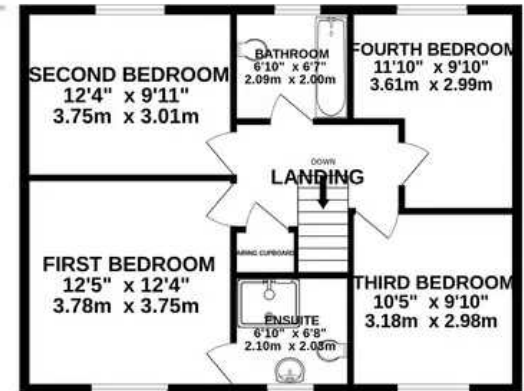
TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

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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GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



FRONT GARDEN

The front garden is a particularly private space retained by red brick low-level wall and established hedge rows. A paved walkway leads to the storm porch and front door with the remainder of the front garden being laid to lawn and established flowerbeds.

GARDEN

Sure to be a strong selling point of this fantastic home, gardens wrap around the two sides of the home from the rear with an East to South aspect, There is a large sandstone paved patio area which also provides walkways to a secure gate to the parking area at the side. Established hedge rows create a private space with flower borders retained by timber sleepers. You will also find the provision of electrics outside here. The patio extends to provide brilliant areas for outside seating with a step up to formal lawn. Here you'll find the raised swimming pool surrounded by timber decking and access at the rear to the double garage.

OFF ROAD

2 Parking Spaces

Two off street parking spaces are provided on the block pressed driveway that's found off the private road to the side of the house. This leads to the detached double garage.

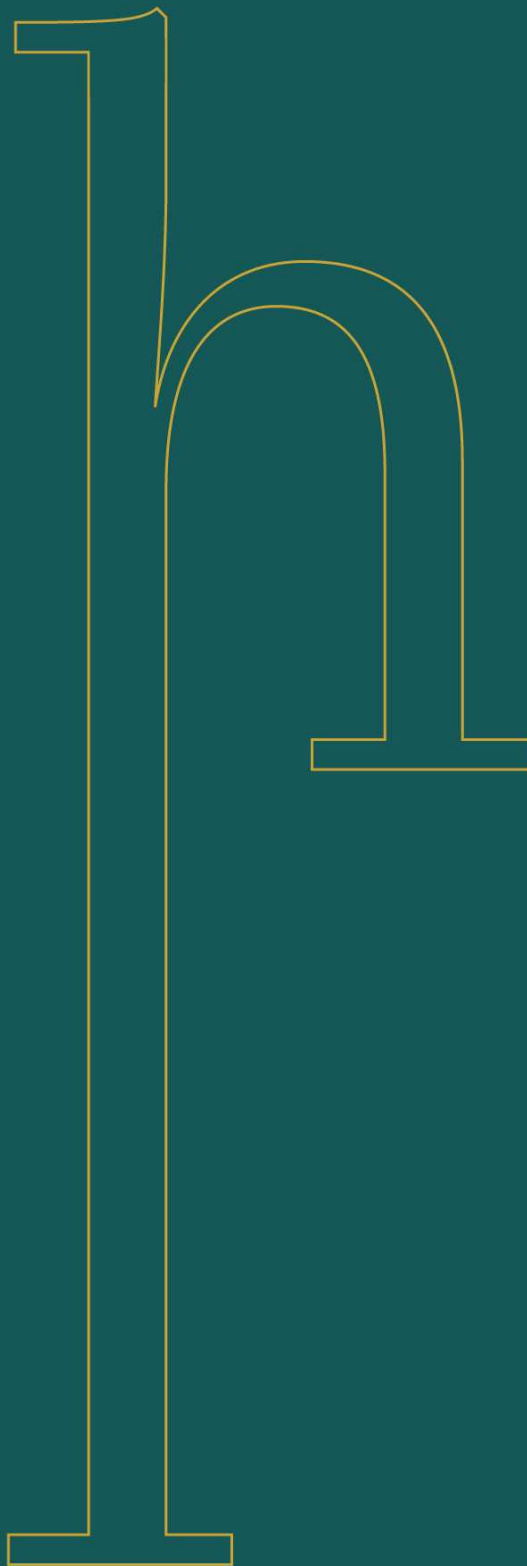
GARAGE

Double Garage

A double garage measuring 5.46 meters by 5.56 meters. Superbly proportioned with light and power connected and two up and over doors to the front elevation. There's plenty of storage to the eaves overhead. At the rear of the garage you will find the pump and filtration workings for the heated swimming pool and a personal door leads into the rear garden.



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