



Grier & Partners
— LAND AND ESTATE AGENTS —

8 STOURDALE CLOSE, LAWFORD, MANNINGTREE,
ESSEX, CO11 2HY
ASKING PRICE OF £525,000





LAWFORD

The village of Lawford has an abundance of facilities including a village shop, numerous pubs and a garage. There is schooling in the village along with many clubs and societies creating a diverse village atmosphere. Manningtree, with its mainline station running regular trains to London Liverpool Street taking around an hour is no more than 5 minutes away. The A12 links to the M25 and A14 and the regional airport of Stansted in approximately 45 minutes by car.

INTRODUCTION

A 1960's detached three bedroom property with NO ONWARD CHAIN and a one bedroom DETACHED LODGE. This spacious property benefits from two reception rooms, kitchen, conservatory, utility room, ground floor shower room, three first floor bedrooms and bathroom, two garages and a STUNNING DETACHED ONE BEDROOM LODGE (built 2021) with fitted kitchen/dining/living room, double bedroom and fitted shower room - a beautiful addition to the property and suitable for a dependent relative.

INFORMATION

We understand that the property was built in 1960's of cavity brick construction under a tiled roof. An array of solar panels contributes towards the electricity usage. Other benefits include gas fired heating, double glazing and hot water system. We also understand that the main house provides electricity, water and drainage to the lodge which was built in 2021 of timber frame construction with clad exterior walls.





SERVICES

We understand that mains electricity, water and drainage are connected to the property and the electricity and drainage to the lodge is provided/shared with the main house.

DIRECTIONS

From Manningtree station proceed up Cox's Hill. At the top of the hill turn right onto A137 (Wignall Street) and follow the road for a short distance where Stourdale Close will be found on the right behind a section of grass and mature trees which separates Stourdale Close from Wignall Street. No 8 will be found on the corner behind a low wall.

ON THE GROUND FLOOR

ENTRANCE

A two-panel UPVC and glass front door with glass side panel opens into the porch (approx 6' x 4'2") with tiled floor and windows to both sides. Glazed screen and door into:

HALLWAY

With stairs to first floor, understairs cupboard, radiator and doors to dining room, kitchen and living room.

SITTING ROOM

12' 10 x 9' 11 (3.91m x 3.02m) A light room with window to the front, patio doors to the rear, radiator, stone fire place with log burner, wall lights.

DINING ROOM

12' 11 x 9' 11 (3.94m x 3.02m) Window to front, radiator, tiled hearth with wood surround and inset log burner. Opening into:

KITCHEN

12' 10 (max) x 10' 4 (3.91m x 3.15m) Fitted with a range of base and wall units, cupboard housing gas fired boiler, stainless steel sink unit, tiled splashbacks, double oven, gas hob, extractor hood over, cupboard housing consumer unit, opening through to:

UTILITY ROOM

7' 11 x 6' 8 (2.41m x 2.03m) A spacious and light area with upvc door to rear garden and window to the rear, base unit with space for washing machine and tumble dryer, work surface over, stainless steel sink unit, tiled floor, loft hatch which is part-boarded.

SHOWER ROOM

7' 11 (max) x 9' 1 (max) (2.41m x 2.77m) An 'L' shaped room with window to the side and high level opaque window, walk-in shower unit with glass screen, low level wc, tiled floor, ladder/radiator, wash hand basin.





CONSERVATORY

11' 8 (max) x 10' 2 (max) (3.56m x 3.1m) A semi-hexagonal shape built on a brick plinth with double glazed units, patio doors to one side leading out onto a patio area and a single door to the other, radiator, vaulted ceiling and sky light.

ON THE FIRST FLOOR:

LANDING

Window to front, loft hatch, radiator, shelved airing cupboard housing hot water tank.

BEDROOM ONE

12' 11 x 9' 11 (3.94m x 3.02m) A light double aspect room with windows to the front and rear, two radiators.

BEDROOM TWO

10' 5 x 9' 11 (3.18m x 3.02m) Window to front, radiator, built-in wardrobe.

BEDROOM THREE

10' 3 x 7' 1 (3.12m x 2.16m) Window to rear, radiator, built-in wardrobe.

BATHROOM

7' 3 x 5' 6 (2.21m x 1.68m) Opaque window to side, electric wall heater, fully tiled, low level wc, pedestal wash hand basin, panelled bath with shower over.



DETACHED LODGE

A comfortable and cosy living space, constructed by Homelodge Buildings Ltd approximately 3 years ago. This stunning lodge is light and airy with double glazing throughout, electric panel radiators. We understand from the vendors that the Lodge has a covenant which does not allow it to be let out or used for holiday/air bnb purposes. Double UPVC doors into the:

OPEN PLAN LIVING/DINING /KITCHEN

21' 0 x 11' 7 (6.4m x 3.53m) The stylish kitchen area benefits from a Howdens kitchen which comprises : fitted wall and base units with wood-effect work surfaces, wall mounted open shelving, 1 1/2 bowl stainless steel sink unit and mixer tap, integrated fridge/freezer, electric oven and hob. the room also benefits from a vaulted ceiling a window to the front overlooking the patio and gardens, 2 radiators and a skylight. Doorway through to:

BEDROOM

11' 8 x 9' 1 (3.56m x 2.77m) Window to front, vaulted ceiling, electric panel radiator and uplighters. A door leads into





SHOWER ROOM

7' 4 x 5' 7 (max) (2.24m x 1.7m) A modern Howdens-fitted room with walk-in shower with Triton electric shower, low level wc, built-in vanity unit with cupboards under and inset sink with mixer tap, extractor fan, ladder radiator, opaque window to the side, cupboard housing washing machine and consumer unit.

OUTSIDE

FRONT GARDEN

Set behind a low brick wall with footpath to the front door and shrub border. A pathway leads to one side of the property and into the back garden.

REAR GARDEN

Being mainly laid to lawn with a variety of mature shrubs and trees and is set behind a mature hedge to one side and a panelled fence to the other. A path leads from the conservatory past the garden shed to the rear of the garden. Patio doors open from the living room out onto a patio area and a further patio can be found to the front of the LODGE. A gravel path leads to the side of the lodge and down a slope and around to join the driveway to the rear with an area of hard standing/driveway and leads to:

GARAGE ONE

18' 7 x 10' 8 (5.66m x 3.25m) Of brick construction with a concrete base, up and over door, window to the rear, power and light. A door joins the two garages.

GARAGE TWO

17' 2 x 15' 2 (5.23m x 4.62m) Of corrugated sheet on a concrete base with power and light, a personal door and a roller-shutter garage door.

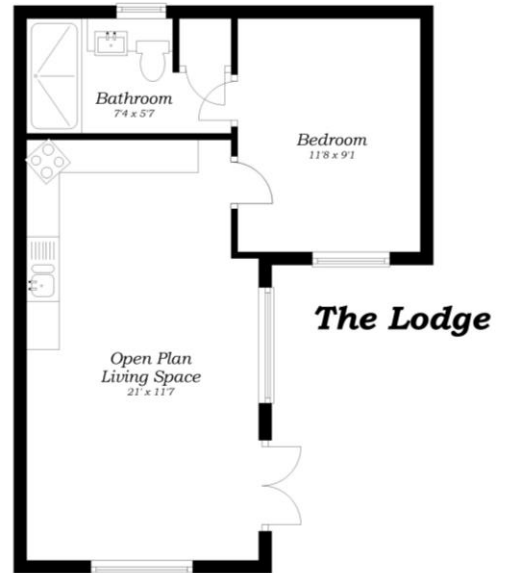
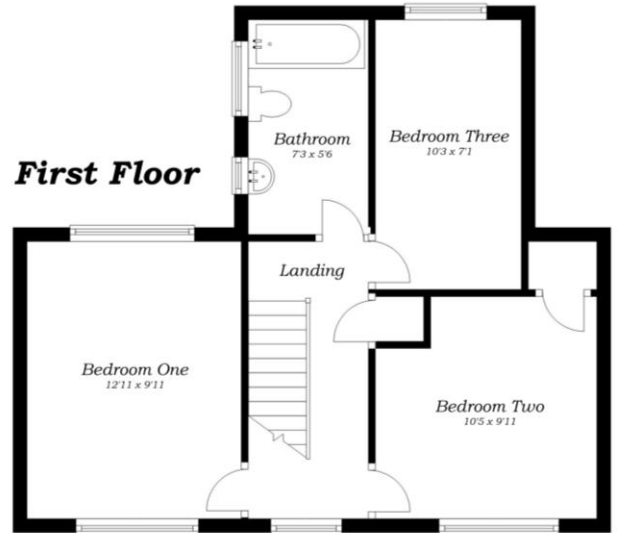
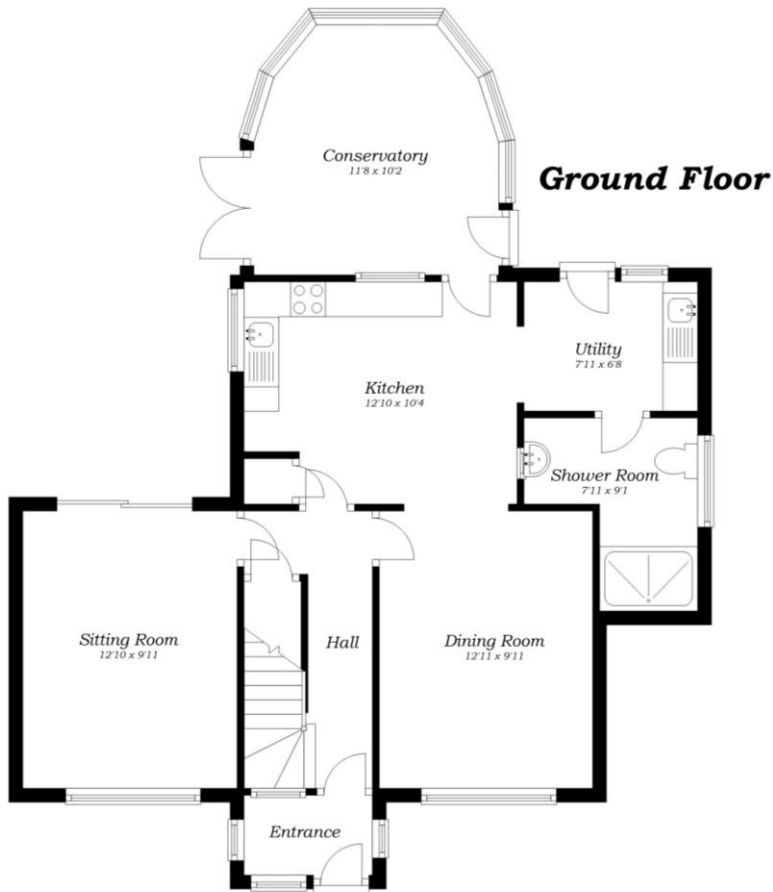
AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.









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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |