



- 10 Year NHBC Warranty
- Full Fibre Broadband Throughout
- Multi Fuel Stove To Living Room
- Electric Car Charging Point
- Underfloor Heating To The Ground Floor
- Air Source Heat Pump
- Desirable Village Location
- A Very Rare Opportunity To Purchase A One Off Build, In A Rural Location
- Boasting Over 2200 Sqft Of Accommodation
- Invaluable Specifications & Attention To Detail Considered Throughout

### 46a Harwich Road, Lawford, Manningtree, Essex. CO11 2LS.

\*\* Guide Price £800,000 to £825,000 \*\* A brilliant opportunity to acquire this executive four bedroom detached new build house, still under construction by the current developer and will be ready within the summer of 2024. Constructed to the highest of standards, offering a range of features throughout, including an air source heat pump, P.V solar panels, underfloor heating to the ground floor, a multi fuel stove to the living room and a beautiful oak stair case along with oak doors throughout.





# Property Details.

## Ground Floor

### Entrance Hall

13' 9" x 8' 7" (4.19m x 2.62m)

### Cloakroom

Low level WC, Vanity wash hand basin.

### Reception Room

21' 2" x 12' 7" (6.45m x 3.84m) UPVC window to front, bi-folding doors to rear, log burner, door to:

### Kitchen/Dining Area



27' 4" x 12' 0" (8.33m x 3.66m) UPVC window bi-fold doors to rear, pantry cupboard door to:

### Utility Room

8' 7" x 8' 6" (2.62m x 2.59m) UPVC window to side, door to garden.

### Reception Room



12' 9" x 17' 6" (3.89m x 5.33m) UPVC window to front.

## First Floor

### Landing

18' 3" x 8' 8" (5.56m x 2.64m) UPVC window to front, airing cupboard.

### Master Bedroom



15' 5" x 12' 7" (4.70m x 3.84m) UPVC window to front.

### EnSuite



12' 6" x 5' 2" (3.81m x 1.57m)

# Property Details.

## Bedroom



18' 0" x 12' 9" (5.49m x 3.89m) UPVC window to front.

## Bedroom



14' 3" x 11' 9" (4.34m x 3.58m) UPVC window to rear.

## Bedroom

12' 7" x 11' 9" (3.84m x 3.58m) UPVC window to rear.

## Family Bathroom



8' 6" x 8' 6" (2.59m x 2.59m) Three piece suite.

## Outside

### Outside



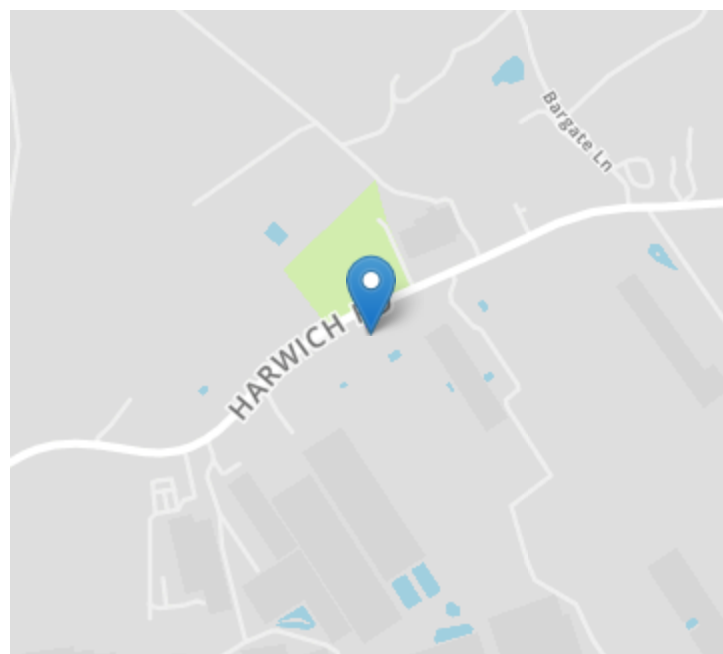
Externally the property offers a landscaped garden, laid with sandstone patio and enclosed by panel fencing with the remainder of the garden laid to lawn. To the front of the property will offer a large driveway, providing off road parking for multiple vehicles. An electric car charging point will also be installed by the developer.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.