



- Striking Distance Of Manningtree Station & Offering Direct Links To London Liverpool Street Station
- A Fully Transformed Detached Residence, Built By A Local Reputable Builder
- Five Generous Bedrooms
- A Stunning Open Plan Kitchen/Dining/Family Room With Bi-Folding Doors To The Rear Garden
- Lantern Window To The Dining Area
- Double Garage & Driveway
- Landscaped And Well Designed Rear Garden
- Navy Blue Shaker Style Kitchen With Double Ovens & Fitted Appliances
- Within Close Proximity Of Schooling

1 Cedar Crescent, Lawford, Manningtree, Essex. CO11 2BS.

** Guide Price £600,000 to £625,000 ** An extremely rare opportunity has arisen to purchase this exceptional, newly transformed, five-bedroom detached home in the highly desirable Lawford area. Just minutes from Manningtree High Street and the mainline train station with direct links to London Liverpool Street, this home is ideal for anyone who needs to commute to the city. Completed by a highly reputable local developer, the property promises the highest standards of craftsmanship and meticulous attention to detail throughout.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, radiator, understairs storage cupboard, double storage cupboard for coat and boot storage, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator, tiled walls and flooring.

Living Room



22' 5" x 12' 8" (6.83m x 3.86m) UPVC window to front aspect, radiator x2, doors into:

Kitchen/Dining Area/Family Area



34' 4" x 19' 2" (10.46m x 5.84m) Range of modern fitted units, cupboards and work surfaces, Navy shaker style units, double oven, space for fridge/freezer, spot lighting throughout, integral door to double garage, UPVC door to side aspect leading to garden, lantern window to ceiling, bi folding doors to garden.

First Floor

Landing

Airing cupboard, door leading to:

Property Details.

Master Bedroom



17' 5" x 15' 7" (5.31 m x 4.75m) UPVC window to rear aspect, radiator.

Bedroom Two



15' 8" x 11' 2" (4.78m x 3.40m) UPVC window to front aspect, radiator.

Bedroom Three

12' 5" x 11' 2" (3.78m x 3.40m) UPVC window to rear aspect, radiator.

Bedroom Four

11' 2" x 9' 7" (3.40m x 2.92m) UPVC window to rear aspect, radiator.

Bedroom Five

8' 2" x 7' 7" (2.49m x 2.31m) UPVC window to front aspect, radiator.

Main Bathroom Suite



11' 5" x 6' 3" (3.48m x 1.91m) Low level W.C, vanity wash basin with undercounter storage, roll top bath, tiled walls and flooring, walk in shower.

Second Bathroom

7' 5" x 5' 3" (2.26m x 1.60m) Low level W.C, vanity wash basin, bath, tiled walls and flooring.

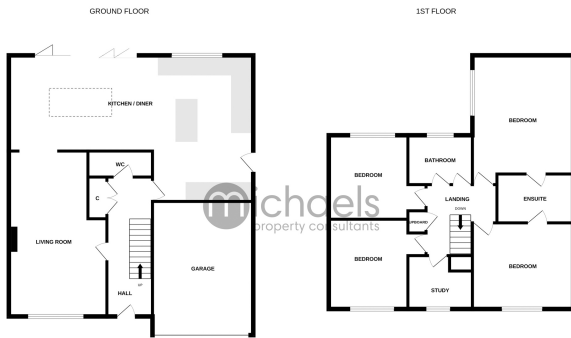
Outside



Externally, the property offers a landscaped garden with a porcelain patio, enclosed by panel fencing, and lawn areas. The front of the property provides a large double garage and driveway with off-road parking for multiple vehicles.

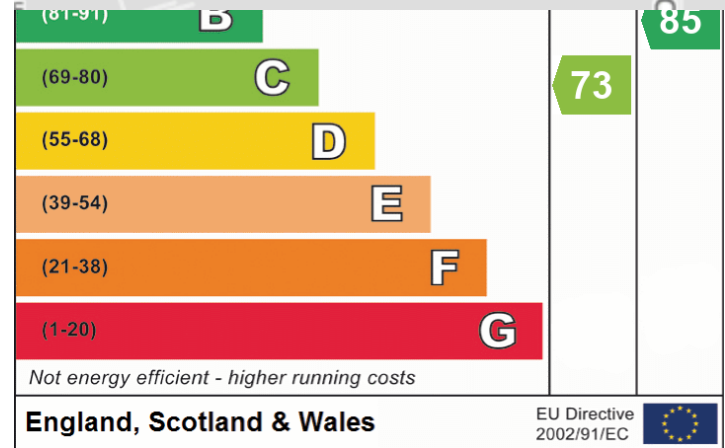
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of spaces, lengths, areas and volumes are for guidance only and are not intended to be relied upon for any purpose other than that of a guide only. The purchaser should verify the accuracy of the floorplans and measurements with the seller before completion of the purchase. The vendor, agent and advertiser shall not be liable for any loss or damage arising from the use of the floorplans and measurements.

Location



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.