



- A Newly Constructed Executive Three/Four Bedroom Detached Home
- Lawford Nr. Manningtree Location
- 10 Year ICW Guarantee
- Three Exceptionally Large Double Bedrooms
- Well-Proportioned Ground Floor Bedroom/Study With Dual Aspect Windows
- Large Reception Room With Bi-Folding Doors
- Focal 31' Kitchen/Dining/Family Room With Fully Equipped Reed Green Shaker Kitchen
- Utility & Downstairs Cloakroom
- Underfloor Heating To Ground Floor & Benefitting From Solar Panels
- Luxury En-Suite & Family Bathroom

Amber House Harwich Road, Lawford, Manningtree, Essex. CO11 2LS.

****Guide Price £700,000 - £750,000**** 'Amber House' is an executive three/four bedroom, newly constructed detached residence, that showcases an incredible amount of reception and bedroom space throughout. Its enviable specifications have clearly been well-considered throughout its careful construction, with notable attention to detail and impeccable workmanship visible - truly a turnkey home. This home gets its charming name after the distinctive tree that resides in its gardens.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

2.93m x 4.09m (9' 7" x 13' 5")

Ground Floor Cloakroom

Bedroom Four/Study

3.94m x 2.76m (12' 11" x 9' 1")

Reception Room



3.98m x 4.98m (13' 1" x 16' 4")

Kitchen/Dining/Family Room



9.64m x 5.94m (31' 8" x 19' 6")

Utility Room

2.91m x 2.47m (9' 7" x 8' 1")

First Floor

First Floor Landing

Master Bedroom



4.02m x 5.94m (13' 2" x 19' 6")

Property Details.

En-Suite Shower Room



Family Bathroom



Bedroom Two



3.99m x 6.29m (13' 1" x 20' 8")

Bedroom Three



5.92m x 3.15m (19' 5" x 10' 4")

Outside, Garden, Carport & Parking



As you approach Amber House you are immediately taken back by its generous frontage, with its large and private driveway offering a wealth of off-road parking and enhanced with a newly constructed double carport. The carport is finished in Wienerberger Olde Essex red brick and complimented with James Hardie cedar plank weatherboarding & Redland Fenland pantiles. It also features an EV charger and inset dusk to dawn lighting.

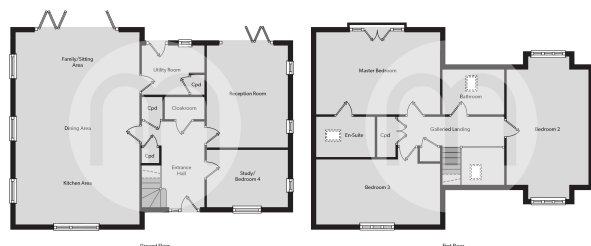
To the rear, its owners will be able to enjoy an enclosed rear garden, with a sandstone patio offering the ideal place for al-fresco dining and outdoor furniture, whilst the neighbouring soil is to be seeded. Boundaries are formed by post and rail fencing, to allow for views of the neighbouring paddocks.

Additional Information

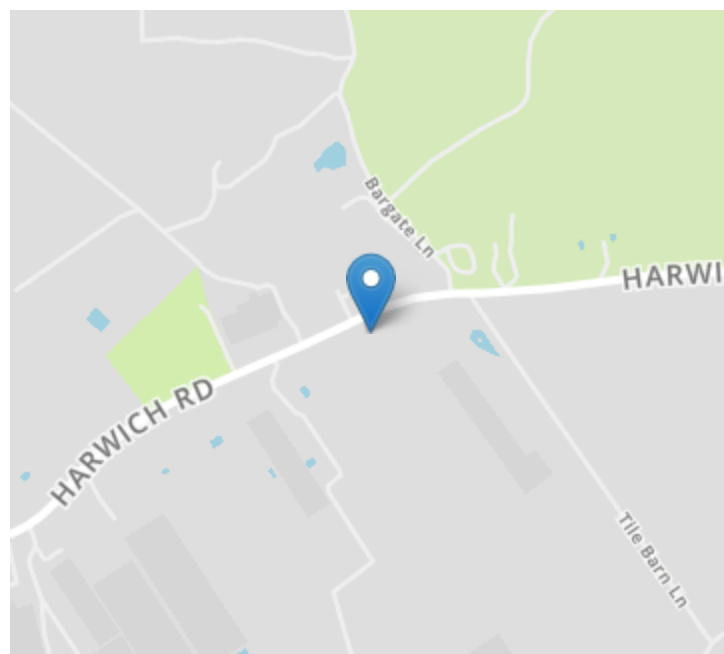
Please be advised the house is serviced by gas central heating, with underfloor heating throughout the ground floor. The EPC rating and report will be available soon and uploaded to the listing once received. The council tax band will be available once rated by the local council.

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.