



- Lawford Green Location
- Train Station Nearby
- Open Plan 22ft Lounge/Diner
- Three Bedrooms
- Off Road Parking
- En-Suite & Bathroom
- Award Winning Builders
- Remainder of Build Warranty

## 48 Rose Fields, Lawford, Manningtree, Essex. CO11 2GD.

A beautifully presented and contemporary semi detached home in the sought after Lawford Green development by Rose builders forming part of their Cotswold collection. Finished to a high standard from these award winning developers and offering stylish open plan living from its 22ft lounge/diner into the fabulous kitchen, ground floor cloakroom, three first floor bedrooms, en-suite to master and separate family bathroom alongside off road parking and private garden. With the historic Mistley and Manningtree on the doorstep offering countryside walks, mainline station with fast links to London within the hour, good shops, pubs, restaurants and so much more. This property is currently tenanted on a rental income of £1850pcm giving a yield of nearly 6%. Guide price £375,000-£400,000.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and doors to:

### Ground Floor Cloakroom



Wall hung wash hand basin with splashback, WC, tiled floor.

### Lounge/Diner



22' 8" x 16' 5" (6.91m x 5.00m) Bi-Folding doors to rear, three skylight windows to rear, LVT flooring with heating under. fitted cupboards and open to:

## Kitchen



13' 9" x 9' 2" (4.19m x 2.79m) Sash window to front, tiled floor with heating under, a contemporary range of fitted units with square edge worktops over, inset gas hob, fitted oven, inset sink, extractor, integrated appliances, matching eye level units.

## First Floor

### Landing

Airing cupboard and doors to:

# Property Details.

## Bedroom



13' 10" x 10' 9" (4.22m x 3.28m) Window to front, radiator, fitted wardrobe and door to en-suite.

## En-Suite



Obscure window to front, tiled floor, half tiled walls, shower, WC and vanity wall hung wash hand basin.

## Bedroom

10' 6" x 8' 11" (3.20m x 2.72m) Window to rear, fitted wardrobe, radiator.

## Bedroom

10' 6" x 8' 3" (3.20m x 2.51 m) Window to rear and radiator.

## Bathroom



Obscure window to side, tiled floor and walls, panel bath, wall hung wash hand basin, WC.

## Outside

### Rear Garden



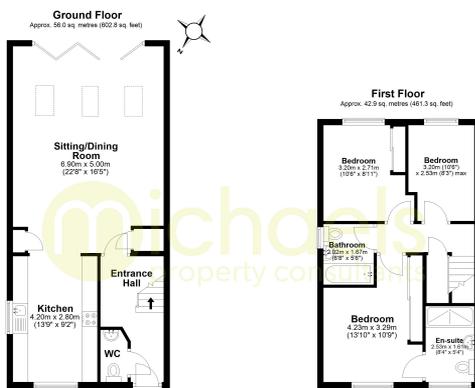
Mainly laid to lawn with patio area, garden shed, gated side access and all enclosed by panel fencing.

### Parking

Off road via block paved driveway.

# Property Details.

## Floorplans

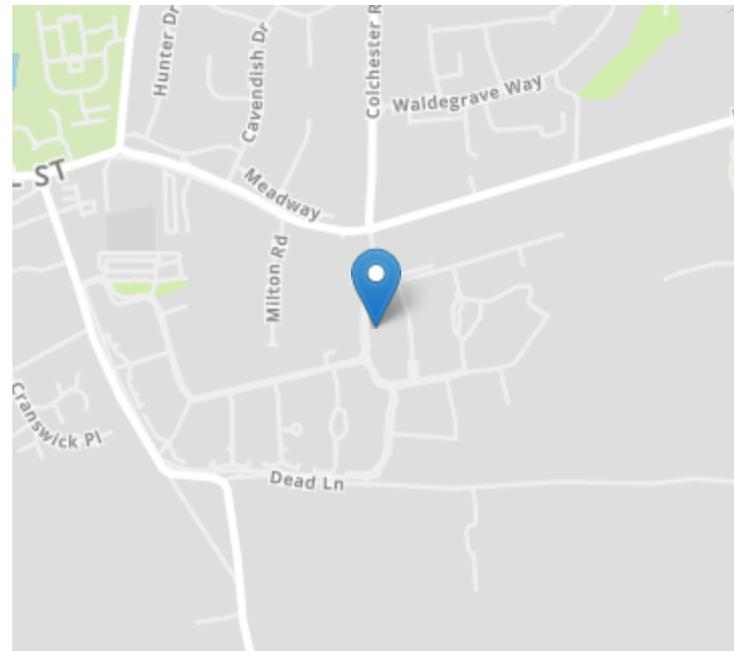


Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include built-in/outdoor space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own requirements into account when viewing.

Rose Fields, Manningtree

## 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.