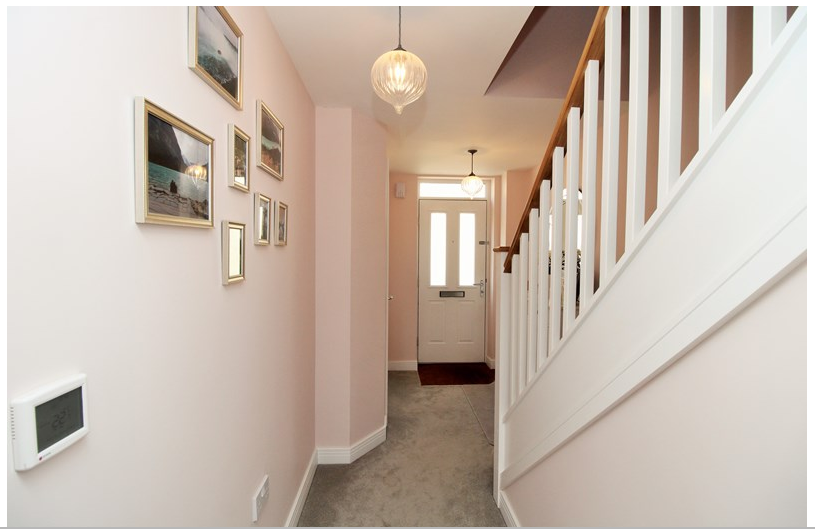




- Guide Price £300,000 - £325,000
- Originally Constructed By Reputable House Builder, Rose Builders
- Three Bedroom Semi-Detached House
- Ensuite To Master Bedroom
- First Floor Family Bathroom
- Downstairs W.C
- Open Plan Kitchen/Living Area
- Off Road Parking For Multiple Vehicles
- NHBC Guarantee

### 31 Cambridge Drive, Lawford, Manningtree, Essex. CO11 2EN.

An exceptional example of a three bedroom semi-detached property, situated in the ever popular village of Lawford & on the cusp of the quaint town of Manningtree. Originally built by reputable house builders, ROSE, this stunning property has been loved by the current owners in its short ownership and allows for modern day living with its open plan contemporary kitchen-living area, complete with bi-folding doors and a high specification kitchen featuring integrated NEFF appliances throughout. The ground floor also has the added benefit of a downstairs W.C.



# Property Details.

## Ground Floor

### Entrance Hall

13' 9" x 5' 2" (4.19m x 1.57m) UPVC entrance door to front aspect, stairs to first floor, inset coconut mat, further doors to:

### Cloakroom

Low level WC with inset wall flush, wall mounted wash hand basin, spot lights, consumer unit, extractor fan, tiled floor.

### Kitchen/Living Area



9' 6" x 16' 1" (2.90m x 4.90m) Open Plan design comprising of: UPVC sash window to front aspect and UPVC window to side aspect, range of modern fitted base and eye level units with roll edge work surface over, inset stainless steel sink unit with tap and drainer, integrated fridge/freezer, two Neff ovens, Neff hob with extractor over and stainless steel splash back, Neff dishwasher, USB plug point, lighting., open plan to:

## Living Area



Under stairs storage cupboard, UPVC bi-fold doors to rear aspect (leading to private rear garden), x3 UPVC Velux windows to rear aspect, variety of communication input/outputs

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, radiator, airing cupboard, further doors to:

### Master Bedroom



11' 2" x 10' 6" (3.40m x 3.20m) Built in mirror front wardrobes, TV point, radiator, UPVC sash window to front, further door to:

# Property Details.

## Ensuite Shower Room



5' 1" x 6' 10" (1.55m x 2.08m) Tiled floor, W.C, vanity wash hand basin, walk in double shower cubicle with tiled wall finish, 1/2 tiled walls,

## Family Bathroom Suite



Chrome wall mounted towel rail, W.C, tiled flooring and 1/2 tiled wall finish, panel bath with shower hose attachment, shave point, UPVC window to side aspect

## Bedroom Two



9' 8" x 8' 0" (2.95m x 2.44m) UPVC window to rear aspect, radiator

## Bedroom Three

8' 9" x 6' 5" (2.67m x 1.96m) UPVC window to rear aspect, radiator, telephone point

## Garden, Parking & Outside

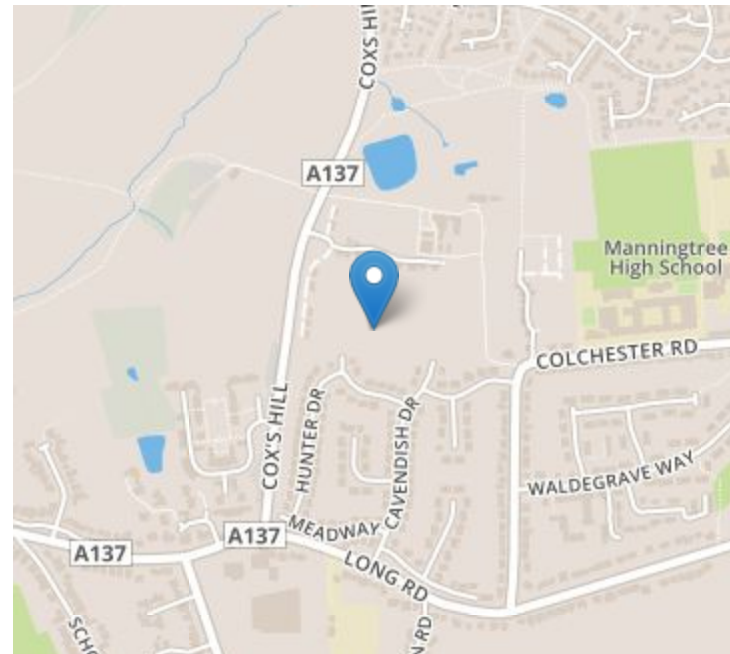


This property benefits from a generous private rear garden, commencing with a sizeable patio area - suitable for a small outdoor dining table and chairs. The remainder of the garden is predominantly laid to lawn and also features secure private double gates, leading on to an extended block paved private driveway. The private driveway is suitable for two or more vehicles. The garden is accessible from bi-folding doors from the living area.

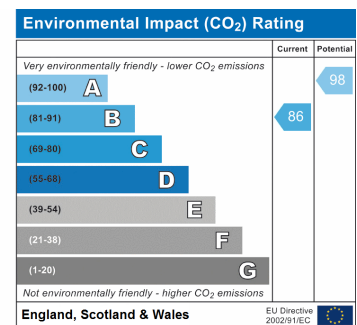
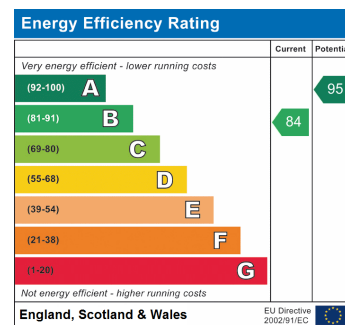
# Property Details.

## 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.