



- Extended Three Bedroom Semi-Detached Family Home
- Two Reception Rooms and Conservatory
- Modern Fitted Kitchen
- Study/Bedroom Four
- Three Well Proportioned Bedrooms
- Family Bathroom Suite
- Private & Well Maintained Rear Garden
- Off Road Parking

## 23 Lydgate Close, Lawford, Manningtree, Essex. CO11 2SU.

A spacious and deceptive example of a well presented, extended three/four bedroom semi-detached family home, situated on the popular Lawford Dale development and within close proximity of Manningtree Train Station, offering direct links to London Liverpool Street and within highly sought after primary schools catchments that are rated Ofsted Outstanding Highfields, Lawford CoE and Branham. Presented to the market in good order, this much loved home provides two well proportioned reception rooms and a modern fitted kitchen with space for free standing appliances.





# Property Details.

## Ground Floor

### Living Room



14' 2" x 12' 7" (4.32m x 3.84m) UPVC entrance door to front aspect, UPVC bay window to front aspect, wood effect laminate flooring throughout, variety of communication input/output, radiator & cover, inset spotlights, stairs to first floor, door to:

### Kitchen



14' 5" x 9' 8" (4.39m x 2.95m) Variety of modern fitted base and eye level units with working surfaces over & splash backs, wood effect laminate flooring, radiator, inset stainless steel sink, drainer and tap over, space for freestanding fridge/freezer, washing machine, under counter dish washer, under stairs pantry with light, consumer unit, spotlights, door to:

### Dining Room



7' 7" x 19' 4" (2.31m x 5.89m) UPVC window to rear aspect, UPVC french doors to side aspect (leading to conservatory), radiator, door to:

### Downstairs Cloakroom

Downstairs W.C, chrome wall mounted towel rail, extractor fan, pedestal wash hand basin

### Study

5' 7" x 7' 8" (1.70m x 2.34m) Radiator, UPVC window to front aspect, variety of communication points, wood effect laminate floor, spotlights

### Conservatory



13' 5" x 8' 2" (4.09m x 2.49m) Vinyl tiled floor, radiator, UPVC windows and french doors to rear aspect (leading to rear garden), polycarbonate roof above, door to kitchen

## First Floor

### First Floor Landing

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

# Property Details.

## Master Bedroom



11' 2" x 11' 8" (3.40m x 3.56m) UPVC window to front aspect, radiator x2, built in wardrobe with retractable doors, shelf units, over head bed storage

## Bedroom Two



8' 1" x 6' 5" (2.46m x 1.96m) UPVC window to rear aspect, radiator

## Bedroom Three



7' 7" x 7' 7" (2.31m x 2.31m) UPVC window to rear aspect, radiator

## Family Bathroom



Vinyl floor, pedestal wash hand basin, W.C, panel bath with tiled wall behind, UPVC window to rear aspect

## Outside & Parking

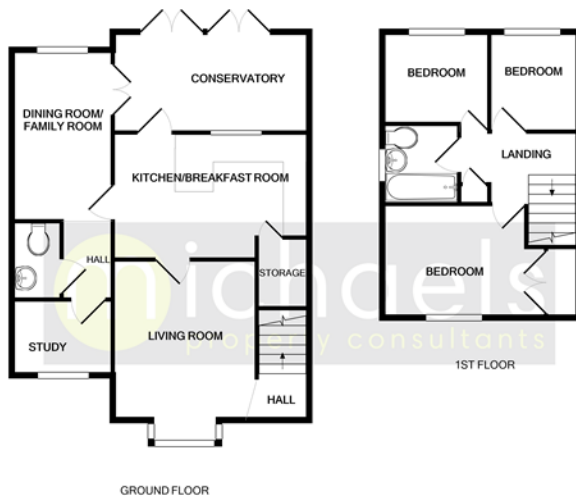


This property benefits from off road parking to the front of the property, on a private driveway. There is a well maintained, private rear garden. The garden features a sizeable patio area, ideal for an outdoor dining table, with steps leading up to a large lawn area. A path formed of bark chippings and enclosed by railway sleepers provides a path to the rear of the garden, where secure rear access can be found. There is an array of mature shrubs and potted plants throughout and the boundaries are enclosed by panel fencing.



# Property Details.

## Floorplans

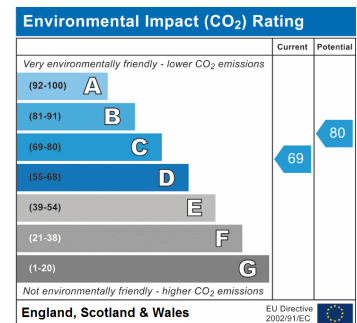
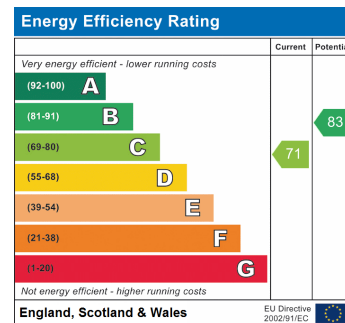


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

## 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.