



- GUIDE PRICE £700,000 - £725,000
- Grand Detached Residence
- Built To The Highest Of Standards By Rose Builders
- Generous Living Accommodation
- Four Generous Bedrooms
- Stunning Open Plan Kitchen/Dining/Family Space With Two Sets Of Bi-Folding Doors
- Two Reception Rooms
- Stylish Bathroom And En-Suite Shower Room
- Double Garage And Large Driveway

Call to view 01206 576999



4 Blenheim Walk, Lawford, Manningtree, Essex. CO11 2DP.

We are privileged with the instructions to market this outstanding, grand detached residence recently built to the highest of standards by highly reputable national builders 'Rose Builders'. This truly exceptional home offers an abundance of stylish living accommodation and generous sleeping quarters. The property resides on the highly desirable Summer Park Estate in Lawford, Manningtree and is minutes away from Manningtree High Street and mainline train station with links to London Liverpool Street - making this home ideal for any prospective purchaser who still needs to commute into the city.



Property Details.

Ground Floor Accommodation

Entrance Hall

With luxury wood effect flooring with heating under, stairs rising to the first floor landing, understairs storage cupboard, further storage cupboard, doors leading to;

Living Room



7.9m x 3.94m (25' 11" x 12' 11") With UPVC double glazed window to front with fitted wooden shutters, UPVC French doors to rear, underfloor heating, TV point, feature fireplace with inset log burner.

TV Room/Play Room

4.06m x 3.76m (13' 4" x 12' 4") With UPVC double glazed window to front with fitted wooden shutters, underfloor heating, TV point.

WC

With enclosed cistern WC, wash hand basin, part tiled walls, underfloor heating.

Open Plan Kitchen/Dining/Family Room



6.6m x 6.55m (21' 8" x 21' 6") With two sets of UPVC double glazed bi-folding doors to rear, luxury wood effect floor with heating under, a range of skylights, UPVC double glazed window to side, a stunning fitted kitchen offering a range of contemporary units with drawers and stone worksurfaces over, inset sink, integrated dishwasher and fridge/freezer, NEFF induction hob with feature sliding NEFF hob, NEFF built in oven, warming plate and microwave, NEFF wine fridge, TV point, door to;

Utility Room

With UPVC double glazed door to side, a range of units with stone worksurfaces, water softener, integrated washing machine.

First Floor

Landing

With UPVC double glazed window to front, doors to;

Bedroom One



5.84m x 4.98m (19' 2" x 16' 4") With UPVC double glazed window to rear, radiator, a range of built in wardrobes, air conditioning unit.

En-Suite One



With UPVC double glazed window to rear, tiled floor, part tiled walls, enclosed cistern WC, his & hers wash hand vanity units, chrome heated towel rail.

Property Details.

Bedroom Two



4.01m x 3.07m (13' 2" x 10' 1") With UPVC double glazed window to front, radiator, door to;

En-Suite Two



With UPVC double glazed frosted window to side, close coupled WC, wash hand basin, shower cubicle, part tiled walls.

Bedroom Three

4.01m x 3.4m (13' 2" x 11' 2") With UPVC double glazed window to rear, radiator.

Bedroom Four

4.01m x 1.45m (13' 2" x 4' 9") With UPVC double glazed window to front, radiator, range of fitted Hammond wardrobes. (currently used as a dressing room but easily converted back to a formal bedroom.)

Family Bathroom



With UPVC double glazed frosted window to rear, close coupled WC, vanity wash hand basin with cupboard under, panelled enclosed bath with shower over, partly tiled walls

Outside

Garden



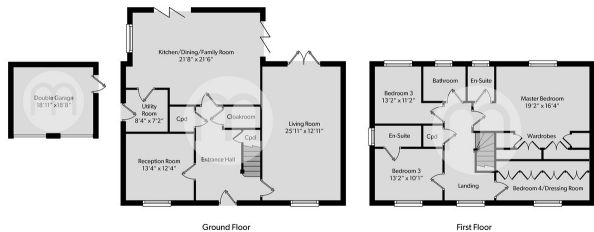
Stepping from the kitchen to outside, the garden has been landscaped with low maintenance in mind and offers a brilliant space for entertaining family and friends. There is a large composite decking area, artificial grass and a further patio area ideal for a firepit. The garden is enclosed and also has gate side access and a personal door leading into the double garage.

Garage & Parking

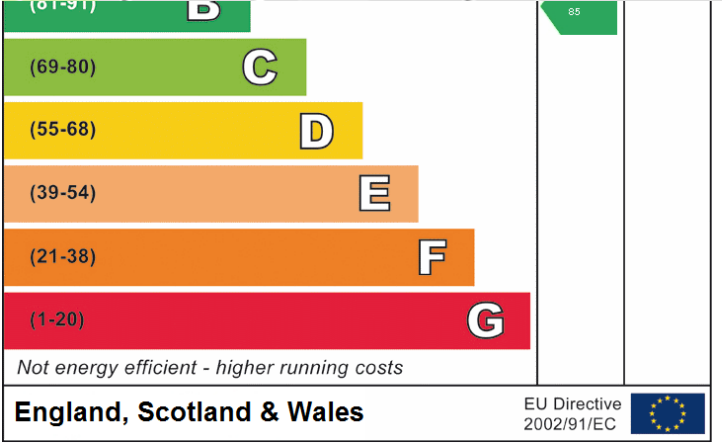
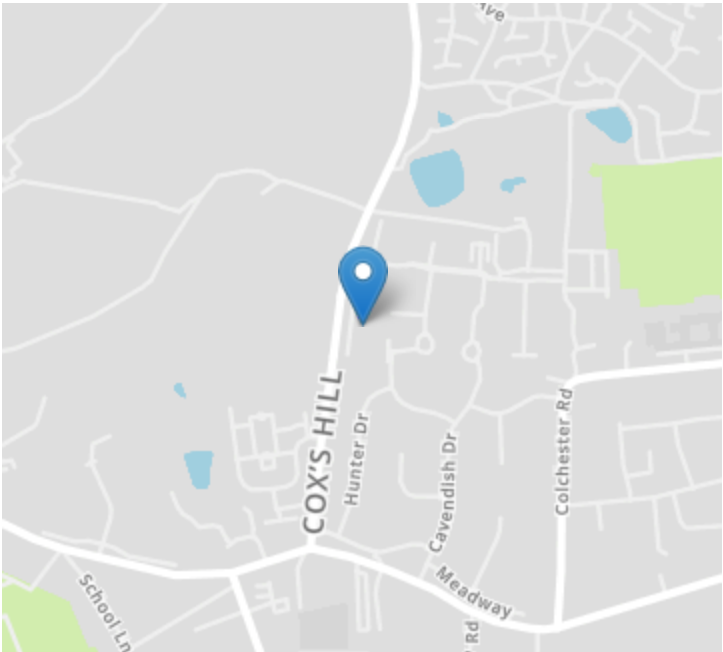
The garage has two up and over doors to the front with power connected. In front of the garage, there is a large driveway which provides ample parking.

Property Details.

Floorplans



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.