Chamberlain Phillips
PROPERTY AGENTS

Dorset Square, Summers Park

£300,000

Property Overview

A well-presented two bedroom mid-terrace home, situated within the ever-popular Summers Park development on Dorset Square. Constructed by the highly regarded local developers Rose Builders, this attractive 'Hebe' design offers well-planned accommodation arranged over two floors, together with a particularly rare single garage.

The property offers a spacious entrance hall with a useful downstairs cloakroom, leading through to the excellent open-plan living space. The generous layout incorporates a comfortable sitting area, dining space and a modern kitchen, fitted with smart shaker-style units and a range of integrated appliances. The presentation throughout is excellent, creating a bright and sociable space ideal for both everyday living and entertaining.

Upstairs are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a modern family bathroom fitted with a bath and shower over.

Outside, the enclosed rear garden is laid to a combination of patio and lawn, providing a pleasant and manageable outdoor space. To the front, the property enjoys views over an open greensward, while driveway parking behind leads to a single garage with power — a particularly rare and valuable feature for this house type.

A superb opportunity for first-time buyers, downsizers or investors, combining modern accommodation, attractive presentation and excellent parking provision within this popular development.

- OVERLOOKING THE GREENSWARD TO THE FRONT
- CONSTRUCTED BY ROSE BUILDERS
- SINGLE GARAGE
- DRIVEWAY PARKING
- OPEN PLAN LIVING
- DOWNSTAIRS WC
- TWO BEDROOM MID-TERRACED PROPERTY
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SITUATED ON THE EVER POPUAR "SUMMERS PARK" DEVELOPMENT
- MAIN BEDROOM WITH BUILT-IN WARDROBES

Property Setting:
Summers Park enjoys a desirable setting within the popular village of Lawford, on the edge of the riverside town of Manningtree. The area offers an excellent balance of village living, countryside and convenient access to everyday amenities.

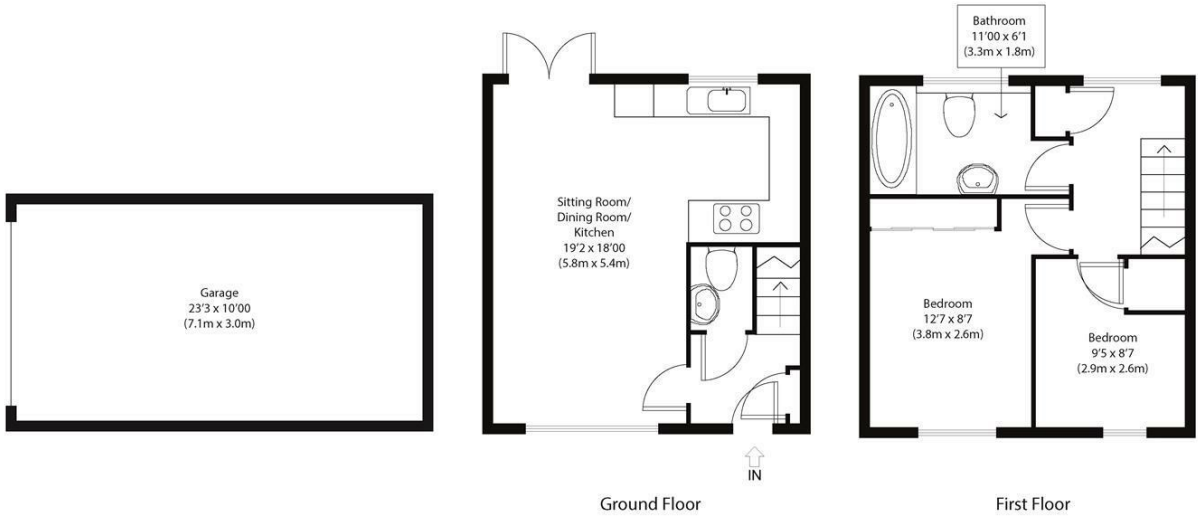
Local schooling includes Lawford Church of England Primary School and Manningtree High School, both within easy reach. Lawford and Manningtree provide a good range of shops, cafés, public houses, takeaways and health facilities, with popular local venues including The Crown, Lawford and The Skinners Arms, alongside a selection of restaurants and independent businesses in Manningtree.

Manningtree mainline railway station is easily accessible and provides direct services to London Liverpool Street, making the area particularly attractive to commuters. The historic town centre offers a traditional High Street and riverside setting, with the River Stour and Dedham Vale providing excellent opportunities for walking, sailing and outdoor pursuits.

The A12 is also within convenient reach, providing road connections towards Colchester, Ipswich and London, while Colchester offers a wider range of shopping, leisure and cultural facilities. The Essex coast and Harwich are also readily accessible, making this a well-connected location for both everyday living and enjoying the surrounding countryside and coastline.

IMPORTANT INFORMATION:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Gas/Electric/Water/Drainage
Heating - Gas underfloor heating to the ground floor/Radiators to first floor
Mobile Availability (Indoor) - EE - 83% / Three - 72% / Vodafone - 67% / o2 - 64%
Broadband Availability - Ultrafast is available

Floor Plan



Approximate Gross Internal Area
Main House 690 sq ft (64 sq m)
Garage 230 sq ft (21 sq m)
Total 920 sq ft (85 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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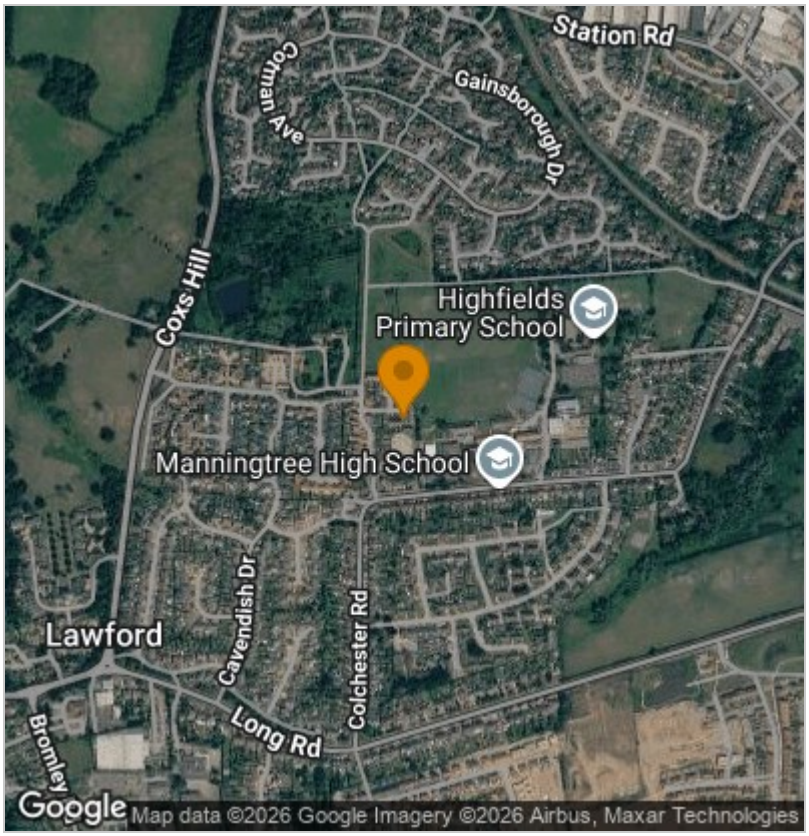
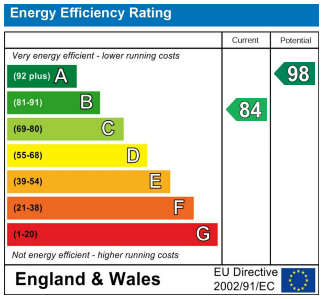
Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk