

oakheart



£325,000

Offers In Excess Of
The Avenue, Lawford

Situated on the sought-after Lawford Green development, this stylish two-bedroom semi-detached home is located at The Avenue, and was built in September 2024 by Rose Builders. The property benefits from the remainder of an NHBC 10-year build warranty and is finished to a high standard throughout.

The ground floor offers a welcoming entrance hallway with a downstairs WC, leading through to a superb open-plan kitchen/living/dining room. This bright and spacious area is ideal for modern living and entertaining, featuring French doors opening directly onto the private rear garden. The kitchen is a standout feature, professionally designed and fully fitted, complete with a four-burner gas hob, integrated oven, dishwasher, washing machine, and fridge freezer.

The ground floor further benefits from underfloor heating, powered by a Worcester Bosch gas boiler, providing comfort and efficiency.

To the first floor, the landing leads to two well-proportioned bedrooms and a modern family bathroom which benefits from an upgraded rainfall shower and inset in the tiles. The principal bedroom includes a fitted wardrobe with shelf, hanging rail, and integrated LED lighting, offering both practicality and a touch of luxury.

Externally, the property enjoys a private rear garden, laid to turf and enhanced with external lighting, tap, and power socket. To the rear, there are two allocated parking spaces under carports.

Lawford Green homes are future-ready, with fibre optic broadband connected directly to the property's individual home hub, delivering exceptional upload and download speeds. CAT6 cabling is installed to all data and telephone points, ideal for home working and modern connectivity.

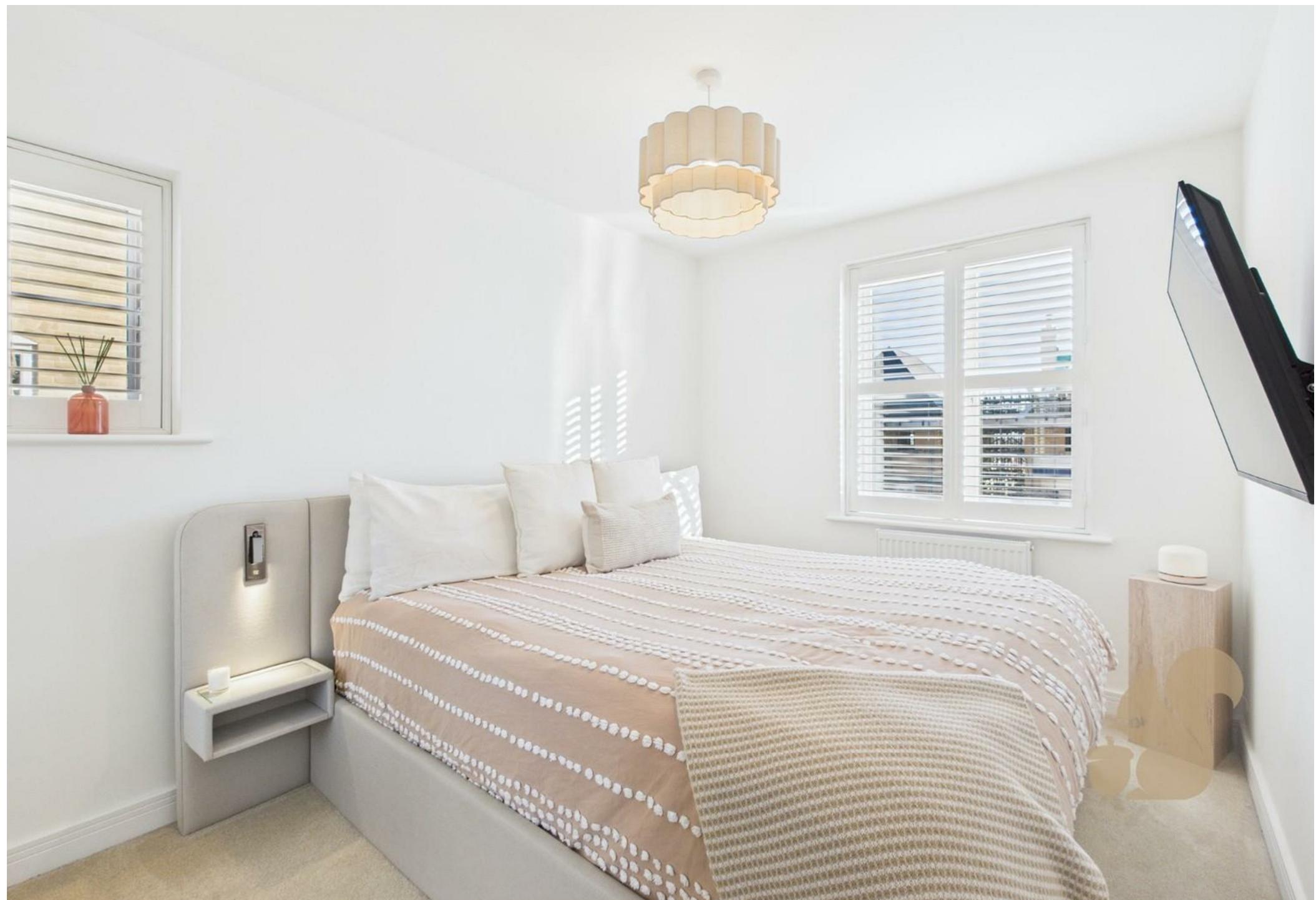
Agents Note:

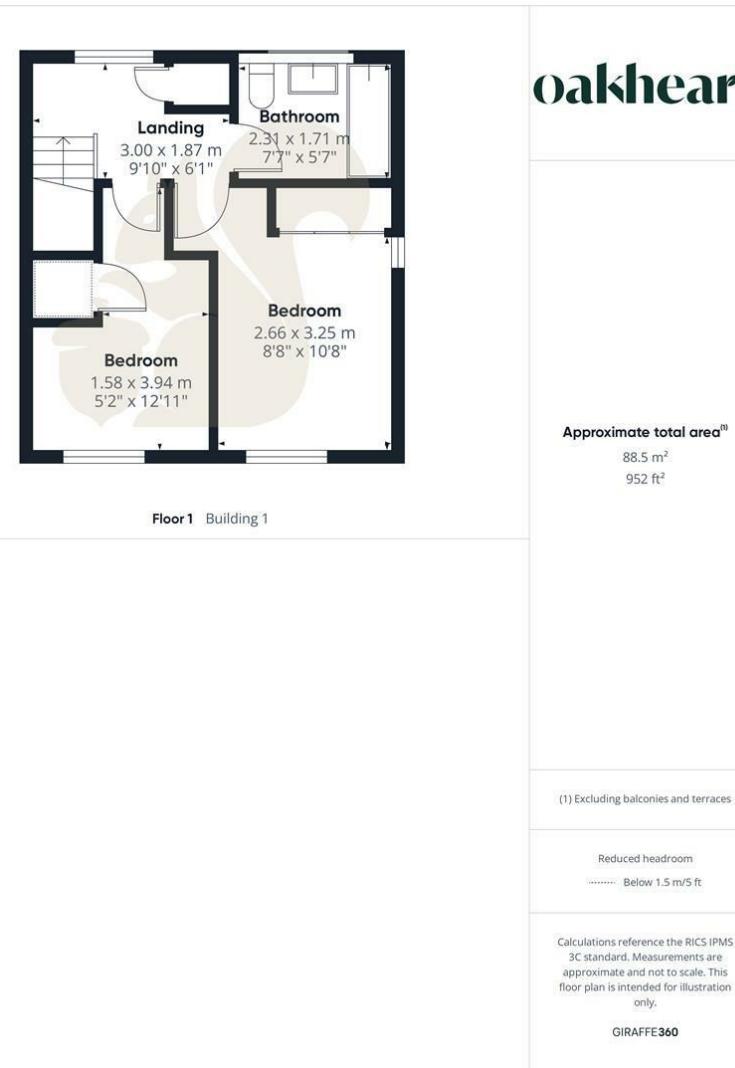
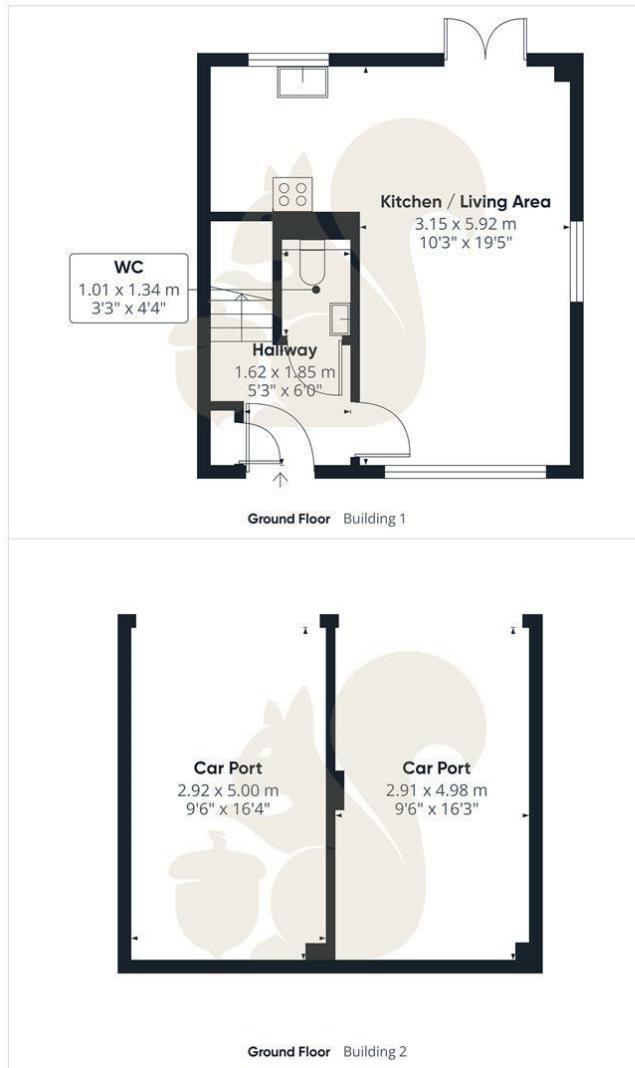
Section 21, This home is owned by an employee of Oakheart Property. There is an annual estate charge payable of circa £250











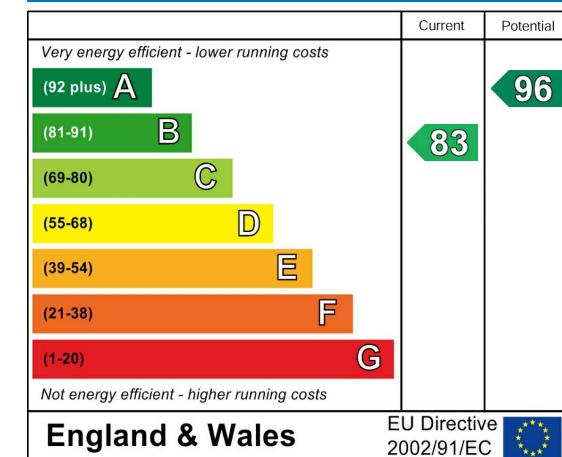
Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
C

Approximate total area⁽¹⁾
88.5 m²
952 ft²

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart