



Summers Park, Manningtree

A stylish, four-bedroom detached home with a stunning kitchen/diner, spacious living areas, and a landscaped garden. Prime location near top schools and Manningtree station, ideal for family living.

Guide price £700,000

Cambridge Drive

Lawford, Manningtree, CO11



- Bay-fronted
- 3 Receptions
- Easy walk to mainline railway (London in Approx. 1hr)
- Positioned on the popular Summer Park development
- Garage
- 4 Bedrooms - 2 with ensuites
- Excellent local schools and nurseries
- Sunny garden
- Utility room
- Vibrant waterside town

The Property

Welcome to this exceptional four-bedroom, bay-fronted detached family home, nestled in the heart of the highly regarded Summers Park development. This residence is thoughtfully designed for modern family living, offering a seamless blend of comfort, style, and practicality.

Upon entering, you are welcomed into a spacious dining hall, a bright and versatile space currently styled with beautiful botanical wallpaper and herringbone wood flooring. This flexible area is perfect for formal dinners, as a second reception room, or as a stylish workspace. Off the dining hall is a convenient cloakroom/WC, ideal for guests.

To the rear of the home, the kitchen/diner forms the heart of the property. This generous space is fitted with sleek navy cabinetry, premium integrated appliances, and luxurious quartz work surfaces. A central island doubles as a breakfast bar, perfect for casual meals, while bi-fold doors open directly onto the rear garden, perfect for summer entertaining. A utility room, discreetly located off the kitchen, provides additional storage and laundry space, helping to keep the kitchen clutter-free.

On the opposite side of the ground floor, the living room offers an inviting and comfortable retreat, bathed in natural light from a bay window and thoughtfully designed with contemporary décor and elegant lighting, an ideal space to unwind with family and friends.

Upstairs, a spacious landing connects four well-proportioned double bedrooms, all beautifully presented in neutral tones with high-quality finishes. The principal suite is a true sanctuary, featuring its own dedicated dressing area and a stylish en suite shower room complete with modern tiling, a rainfall shower, and chrome fittings. The second bedroom also benefits from an en suite, offering guests or teenagers their own private space. Bedrooms three and four share a luxurious family bathroom, finished with sleek tiling, a full-size bathtub, and contemporary fixtures.

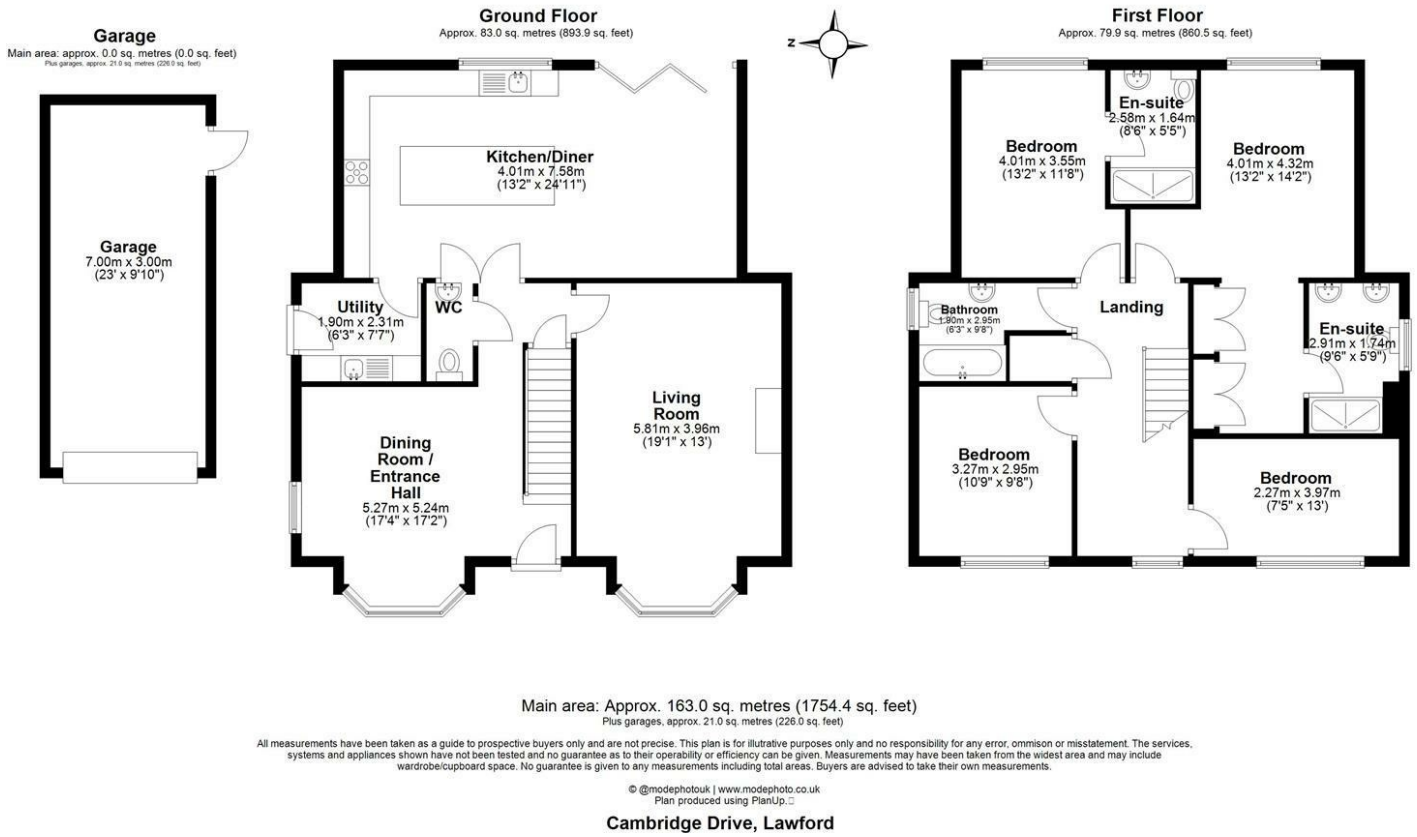
The Outside

The property is set back from the road behind a neatly landscaped front garden, which enhances the home's kerb appeal. A block-paved driveway provides off-road parking for multiple vehicles and leads to a garage with power and lighting, ideal for secure parking, storage, or conversion to a gym or workshop.

The rear garden has been thoughtfully landscaped by the current owners, providing a private and tranquil retreat. A spacious paved patio area adjacent to the house offers the perfect spot for summer barbecues and outdoor entertaining. Beyond, a lush green lawn is bordered by mature shrubs and vibrant planting, creating a safe and serene space for children and pets to play. Raised flower beds add structure and seasonal colour, while a further patio area at the rear provides an additional seating area for enjoying the evening sun. A pedestrian door offers convenient access to the garage from the garden.



Floor Plan



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs			(81-91) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G	Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	