



Strawberry Avenue, Lawford, Manningtree

Set within the highly desirable Summers Park community, this beautifully presented three double bedroom link-detached home offers modern open-plan living, plentiful natural light and excellent outdoor space. Perfect for growing families, professional couples or downsizers seeking comfort and convenience, the property is within easy reach of Manningtree station, local schools and the countryside.

Offers over £400,000

Strawberry Avenue

Lawford, Manningtree, CO11



- Stylish three double bedroom link-detached home in the sought-after Summers Park development
- Principal bedroom with contemporary en-suite shower room
- Beautiful ground floor extension
- Impressive open-plan kitchen/living space with skylights and bifold doors
- Private rear garden with patio, lawn and side access
- Guide Price £400,000 - £430,000
- Modern kitchen with central island and integrated appliances
- Driveway parking and garage

The Property

A welcoming entrance hall leads into the heart of the home - a generous open-plan kitchen, dining and living space designed for modern living. The kitchen is fitted with sleek cabinetry, integrated appliances and a central island with breakfast seating, creating an ideal hub for cooking and socialising.

The living area enjoys an abundance of natural light from overhead skylights and wide bifold doors that open directly to the rear garden, making the space feel bright, airy and seamlessly connected to the outdoors. A useful utility/cloakroom sits just off the hall, providing additional storage, laundry space and a practical downstairs WC.

Upstairs, the principal bedroom sits peacefully overlooking the garden and features its own contemporary en-suite shower room. Two further well-proportioned bedrooms offer flexibility for children, guests or a home office. A modern family bathroom completes the accommodation.

The Outside

To the front, a smartly presented lawned garden and driveway lead to a covered car port, offering sheltered off-road parking and secure access to the home.

The private rear garden is an excellent extension of the living space, with a paved patio area perfect for dining and entertaining. Beyond sits a well-kept lawn with fenced boundaries, providing a safe and attractive setting for families, pets or those looking to enjoy time outdoors. There is also useful side access.

The Area

Strawberry Avenue forms part of the well-regarded Summers Park development in Lawford, close to the charming town of Manningtree. The area offers a fantastic blend of countryside surroundings and everyday convenience.

Manningtree's mainline rail station is within easy reach, providing direct links to London Liverpool Street - ideal for commuters. Locally, you'll find a selection of popular pubs, cafés and restaurants, along with independent shops and essential services. Well-regarded primary and secondary schools serve the area, making it a strong choice for families.

Beautiful riverside walks, Dedham Vale and the wider Constable Country lie just moments away, offering picturesque landscapes and an excellent outdoor lifestyle.

Further Information

Tenure - Freehold

Council Tax - Tendring Band D

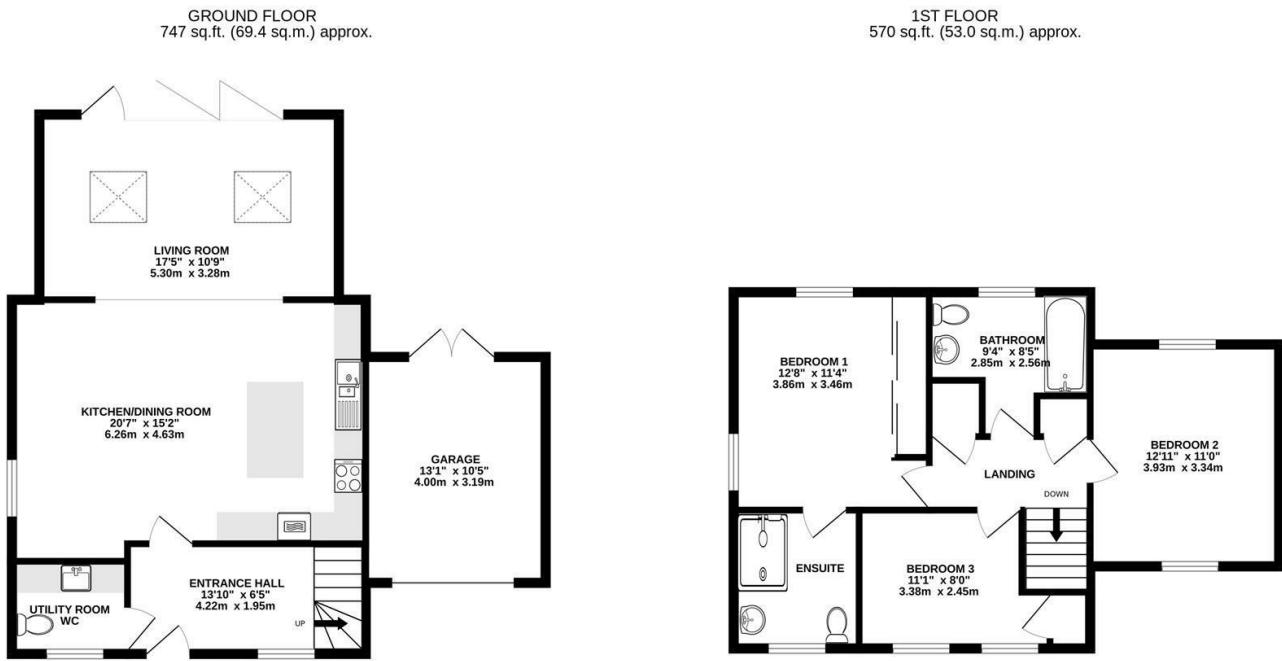
Mains: Electric, Water, Gas, Sewerage

Construction - Brick

Sellers Position - Needs to secure onward purchase



Floor Plan



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		100	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		100	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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