

Laburnum Lodge, Frogs Hall Road, Lavenham, Sudbury, CO10 9QH



**Freehold**

Asking Price Of

**£650,000**

Subject to contract

**2** bedrooms

**4** reception room

**2** bathroom



An established  
detached two bedroom  
bungalow situated on a  
mature plot extending  
to approximately 0.39  
of an acre.

# Some details

## General information

Situated on the edge of one of the most sought after villages in Suffolk is this established detached bungalow sitting within mature gardens extending to approximately 0.39 of an acre. Accommodation comprises two good size bedrooms, two bathrooms, sitting room with study, dining room, television room, kitchen and utility. Outside there is a large double cart lodge and ample parking.

Veranda entrance leads to a good size entrance hall, to the left is the main bedroom with bay window to the front and door leading through to a large walk in shower room and dressing room (formerly bedroom two and was converted for the current owner however could easily be converted back to an additional bedroom). Bedroom two is situated to the rear with ensuite shower room and a range of built in wardrobes. The study and separate W.C are situated to the rear. To the right hand side of the hallway there is a good size sitting room with bay window to front, wood burning stove, opening to TV lounge with door to the garden. There is a good size conservatory which the current owners are currently using as a separate dining room. The kitchen to the rear has a range of base and eye level units, Aga, door through to the utility room with further base units, space and plumbing for washing machine, free standing oil fired boiler and a door to the garden.

## Entrance hall

24' 7" x 5' 7" (7.49m x 1.7m)

## Bedroom one

16' 4" x 11' (4.98m x 3.35m)

## Ensuite/dressing room

16' 5" x 10' 1" (5m x 3.07m)

## Bedroom two

13' 5" x 11' 3" (4.09m x 3.43m) plus wardrobe space

## Ensuite

## Separate W.C

## Study

9' 3" x 8' 9" (2.82m x 2.67m)

## Sitting room

24' 7" x 12' 4" (7.49m x 3.76m)

## Dining room

12' x 10' 10" (3.66m x 3.3m)

## TV room

11' 3" x 10' 8" (3.43m x 3.25m)

## Kitchen

11' 11" x 10' 9" (3.63m x 3.28m)

## Utility room

## Double cart lodge

## Studio (old original brick built garage)

## Garden shed

## Outside

The property is approached via a shingle driveway providing off road parking for several vehicles and access to the double timber built cart lodge with storage area to the rear of it. As previously mentioned the garden extends to approximately 0.39 of an acre which is extremely mature with a good screen of trees and hedging, many mature borders and flower beds, garden pond, two garden sheds, old brick built garage is now being used as a studio.

## Location

The village of Lavenham is extremely sought after with a good range of local shops and facilities, doctors surgery and village school. The main market town of Sudbury is approximately 7 miles away with a twice weekly market. Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

## Important information

Council Tax Band - F

Services - We understand that mains water and electricity are connected to the property. Drainage is via a private system.

Tenure - Freehold

EPC rating - tbc

Our ref - JO

## Directions

Please use the postcode as the point of origin. For further directions please contact a member of the sales team on 01787 327000.

## Further information

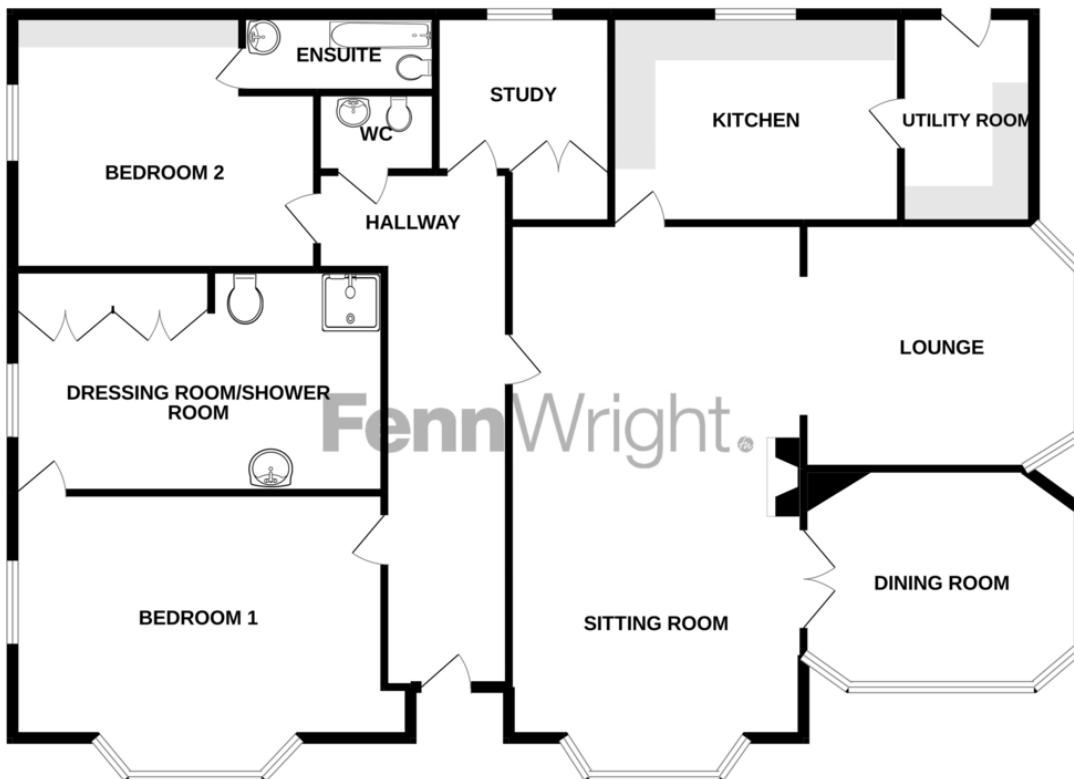
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01787 327 000.

## GROUND FLOOR



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To find out more or book a viewing

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