



Trinity Gild | Lavenham, Sudbury, Suffolk, CO10 9RP



Features

- Five Bedroom Detached Home
- Garage & Off Road Parking
- Walking Distance To Lavenham's Historic Village Centre
- Walking Distance To A Plethora Of Local Amenities
- Two Reception Rooms
- Large Kitchen Dining Room
- Good Size Rear Garden

A five bedroom detached home within walking distance to Lavenham's historic village centre and all the amenities it has to offer including a plethora of pubs & restaurants, co-op's, bakery, pharmacy, doctors surgery and independent shops. The property benefits from two large reception rooms, conservatory, kitchen/breakfast room, utility room, cloakroom, study/dressing room, and family bathroom. A large enclosed rear garden as well as well as garage & off road parking. NO ONWARD CHAIN.



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ENTRANCE HALL

Entrance door into entrance hall with doors off to kitchen/breakfast room, ground floor w/c, dining room and sitting room. With stairs ascending to first floor landing and window to front aspect.

SITTING ROOM

21' 3" x 15' 3" (6.5m x 4.65m)

With doors to the rear garden, window overlooking the front aspect and a fireplace incorporating a log burner.

DINING ROOM

16' 8" x 12' 9" (5.10m x 3.90m)

With doors to the rear garden and fireplace incorporating a log burner.

KITCHEN/BREAKFAST ROOM

20' 9" x 12' 9" (6.35m x 3.90m)

With a large range of fitted wall and base level units with work surfaces over, incorporating sink with drainer to side and mixer tap over, space and plumbing for washing machine, space for large oven with extractor fan and splashback over, space for fridge/freezer. Window to front aspect, doors and windows leading to conservatory, door to the utility area.

UTILITY ROOM

Space and plumbing for washing machine and separate tumble dryer, gas boiler providing domestic hot water and heating to the property, door to garage.

CONSERVATORY

11' 1" x 9' 6" (3.4m x 2.9m)

Windows to three aspects, and sliding patio doors lead out onto rear garden.

CLOAKROOM

Window to rear, low level w/c, wash hand basin.

LANDING

With doors off to bedrooms and bathroom.

BEDROOM ONE

20' 6" x 13' 5" (6.25m x 4.1m)

Full length fitted wardrobes with windows enjoying views both to front and rear.



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BEDROOM TWO

12' 3" x 10' 9" (3.75m x 3.3m)

Fitted w armoires w ith w indow to rear enjoying views over the garden.

BEDROOM THREE

15' 7" x 8' 10" (4.75m x 2.7m)

Fitted cupboards w ith w indows enjoying view s over the front and rear.

BEDROOM FOUR

12' 7" x 9' 0" (3.85m x 2.75m)

Window to rear enjoying view s over the rear garden.

BEDROOM FIVE

3.90m x 2.50m

Window enjoying view s over the front of the property.

BEDROOM/STUDY

12' 9" x 8' 2" (3.9m x 2.5m)

Window enjoying view s to the front. A walk through room to access bedroom one, this room is ideally used as a dressing room for the master bedroom, study or occasional bedroom.

SHOWER ROOM

Window to front aspect, corner show er unit, w ash hand basin w ith vanity unit under, close coupled w/c.

OUTSIDE

The front of the property has mature flow er beds and shrubs. There is vehicular access to the rear of the property and the garage.

The rear garden commences w ith a paved patio area w ith the remainder of the garden predominately laid to law n w ith established flow er beds/borders dispersed around. All enclosed by wood panel fencing.

GARAGE

18' 4" x 8' 10" (5.6m x 2.7m)

Up and over garage door to the rear, power and lighting.



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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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