



High Street | Lavenham, Suffolk, CO10 9PT



Features

- Grade II Listed Cottage
- Central Village Location
- 2 Reception Rooms
- Vaulted Lounge
- Three Double Bedrooms
- Contemporary Kitchen
- Convenient Off Road Parking

A charming grade II listed character property located in the heart of the historic village of Lavenham. Benefiting from three bedrooms, large, vaulted reception room, sitting/dining room to the front, contemporary kitchen, bathroom, ground floor shower room, outbuilding ideal for home working, off road parking & private rear garden. Centrally situated in the quaint and thriving village of Lavenham which enjoys a range of boutique shops, galleries, restaurants, public houses, a well-regarded primary school, and a nursery school. No Onward Chain.



SITTING/DINING ROOM

18' 3" x 15' (5.56m x 4.57m)

At the front of the building, a lovely bright room with a triple sash bay window and a further sash window to the front and a casement window to the side. Separated into two distinct areas with a dining room to one side with an opening into the kitchen and a sitting room to the other side. Original exposed wall timbers and central open studwork and a white painted timbered ceiling and floorboards. Red brick arched open fireplace incorporating a wood burner. Two radiators. Door through to the lobby.

LOBBY

13' 9" x 10' 3" (4.19m x 3.12m)

At the centre of the house with a large casement window to the side and with doors from the reception room, kitchen and sitting room. In one corner timbered staircase leading up to the first floor with raised plinth below. Arched brick fireplace with hearth and a useful cupboard with stripped pine panelled door. Radiator.

KITCHEN

13' 3" x 12' 6" (4.04m x 3.81m)

Modern fitted kitchen with an excellent range of cream shaker style wall and base cupboards with oiled hardwood working surfaces and white country tile splashbacks. Comprehensively equipped with appliances including four ring ceramic hob with retractable filterhood above, waist level electric fan oven, integral dishwasher, and integrated washing machine. Porcelain butler sink with chrome mixer tap. Limestone floor tiles, contemporary vertical radiator.

VAULTED RECEPTION ROOM

19' 9" x 14' 6" (6.02m x 4.42m)

A double aspect room at the back of the house with a large casement window to the side and further casement window and a pair of French doors to the rear and additional light from a high level window at the rear. Vaulted ceiling with exposed timber cross beams, splendid Minster real stone fireplace with hearth and mantelpiece, two radiators, doors from the lobby and inner hall.

INNER HALL

Leading off the sitting/dining room, boiler cupboard housing Vaillant gas boiler supplying central heating and hot water, some exposed studs, limestone floor tiles and leading through to the shower room.

SHOWER ROOM

White suite comprising low flush WC, semi circular pedestal handbasin with mixer tap and shower cubicle with chromium shower assembly and glass door. Pattern glazed window, radiator, limestone floor tiles, air exchanger.



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LANDING

On two slightly different levels with exposed timbers and lovely old stripped pine Georgian panelled doors to the three bedrooms and an historic oak door to the bathroom. Useful eaves storage cupboards with stripped pine doors.

BEDROOM ONE

15' 6" x 9' (4.72m x 2.74m)

With large sash window to the front, fine exposed wall and ceiling timbers, radiator.

BEDROOM TWO

14' 9" x 9' (4.5m x 2.74m)

Sash window to the front, fine exposed red brick chimney breast and some exposed wall and ceiling beams, radiator.

BEDROOM THREE

13' 6" x 8' (4.11m x 2.44m)

A dormer window to the side and glazed panel giving borrowed light looking down on the main sitting/dining room. Radiator, some exposed timbers, useful built in cupboard with stripped pine door, electricity meter cupboards and coloured glass leaded light screen on to the landing.

BATHROOM

9' x 8' 9" (2.74m x 2.67m)

Half vaulted ceiling with velux window, white suite comprising freestanding roll top double ended bath with chromium claw feet and side mixer tap with shower attachment, pedestal handbasin with mixer tap and low flush WC. Some exposed timbers, radiator, lights either side of the mirror, air exchanger. Lined oak effect wood grain flooring.

STUDIO

13' x 13' (3.96m x 3.96m)

Useful and versatile studio with glazed doors overlooking the garden

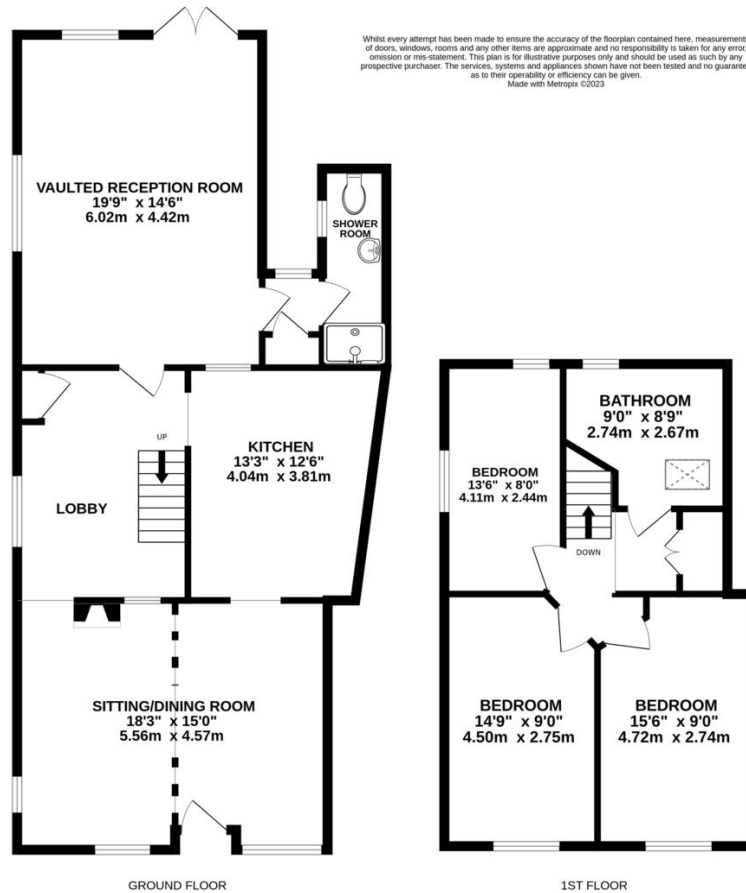
SHED

13' x 9' (3.96m x 2.74m)

Useful storage shed to the side of the studio.

OUTSIDE

There is a vehicular right of way over the asphalt roadway alongside which leads to (and belongs to) the bungalow behind and gives access to two cottages in the High Street. This opens through a pair of five bar gates into a large shingled area providing extensive parking and turning space. Behind the house is a raised timber deck with the canopy and the shingled area runs alongside the other side of the house. Boundaries with good 6ft close boarded fencing.





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