



Mortlocks | Lavenham, Suffolk, CO10 9QF



Features

- Four Bedrooms
- Sitting Room
- Dining Room
- Study
- Kitchen/Diner
- Utility Room
- Ensuite To Master Bedroom

A prestigious four bedroom detached home located in the historic village of Lavenham. Benefiting from a double aspect sitting room, dining room and study. The modern fitted kitchen opens up into the breakfast room with a door into the utility room. Upstairs the galleried landing leads onto the master bedroom with ensuite and the remaining bedrooms and bathroom. Externally there is a double garage and off road parking as well as landscaped front and rear gardens. The property is a short walk to Lavenham's historic village centre and all the amenities it has to offer including two co-ops, bakery, pharmacy, post office and a plethora of pubs/restaurants and independent shops.

AGENTS NOTE

TENURE - Freehold
COUNCIL TAX BAND - G
EPC RATING - TBC
HEATING - Gas central heating
DRAINAGE - Mains drainage



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ENTRANCE HALL

Front door leads into hall, with doors off to sitting room, dining room, study, kitchen/breakfast room and w/c.

SITTING ROOM

20' 11" x 11' 7" (6.38m x 3.53m) Double glazed window to front and side, double glazed French doors to rear, double doors lead to dining room, fireplace.

DINING ROOM

10' 7" x 10' 4" (3.23m x 3.15m) Double glazed window to rear.

STUDY

10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to front.

KITCHEN

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed window to rear, opening into the breakfast room. Modern fitted kitchen comprising matching wall and base level units, inset sink with mixer tap over, inset hob with extractor fan over, space and plumbing for dishwasher, integrated double oven, integrated fridge/freezer.

BREAKFAST ROOM

12' 1" x 7' 9" (3.68m x 2.36m) Double glazed window to rear, door to utility room.

UTILITY ROOM

7' 9" x 7' 2" (2.36m x 2.18m) Double glazed window to front, door to side. Wall mounted gas boiler, base level units with work surfaces over, inset sink with taps over, space and plumbing for washing machine and further white goods.

WC

Modern fitted suite comprising enclosed w/c, wash hand basin with taps over, towel rail radiator.

LANDING

Galleried landing with doors off to bedrooms, bathroom and airing cupboard. Double glazed window to front.



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BEDROOM ONE

12' 1" x 12' 1" (3.68m x 3.68m) Double glazed window to rear, door to ensuite, fitted wardrobes.

ENSUITE

Double glazed window to side, modern suite comprising shower with sliding glass shower screen and wall mounted shower, concealed w/c, wash hand basin with taps over.

BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m) Double glazed window to rear, built in wardrobes.

BEDROOM THREE

11' 7" x 8' 2" (3.53m x 2.49m) Double glazed window to front and side, built in wardrobes.

BEDROOM FOUR

9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to rear, built in wardrobe.

BATHROOM

Double glazed window to front, panelled bath with taps over, corner shower unit, concealed w/c, wash hand basin with taps over, towel rail radiator.

OUTSIDE

The front of the property is predominantly laid to lawn with mature flower beds to its borders, path leads to the entrance door with a low level brick wall to the side. Driveway to side providing ample off road parking and vehicular access to the garage.

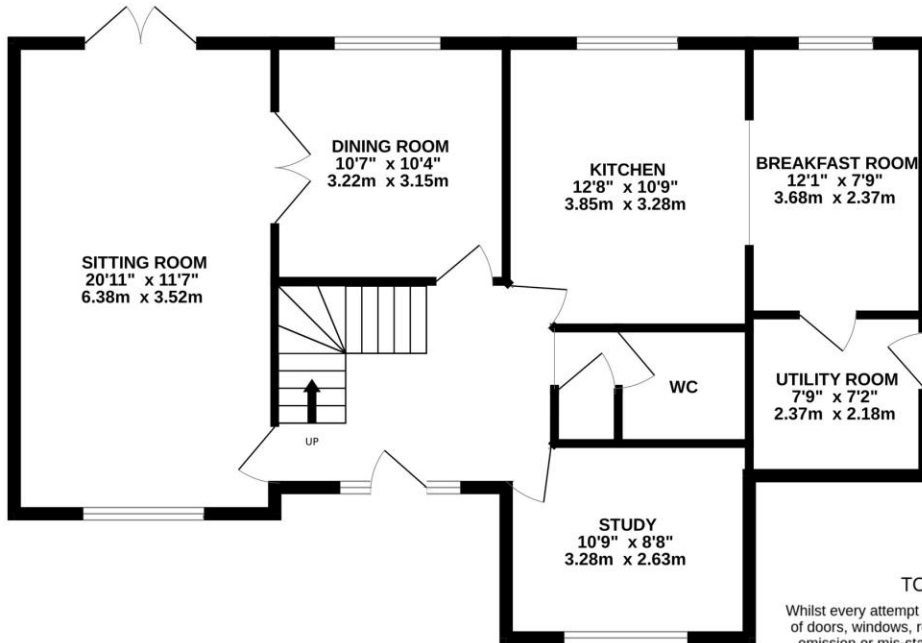
The rear garden commences with a paved patio area stretching across the rear of the house, beyond which the remainder laid to lawn and raised landscaped mature flower beds, enclosed by brick wall and wood panel fencing.

GARAGE

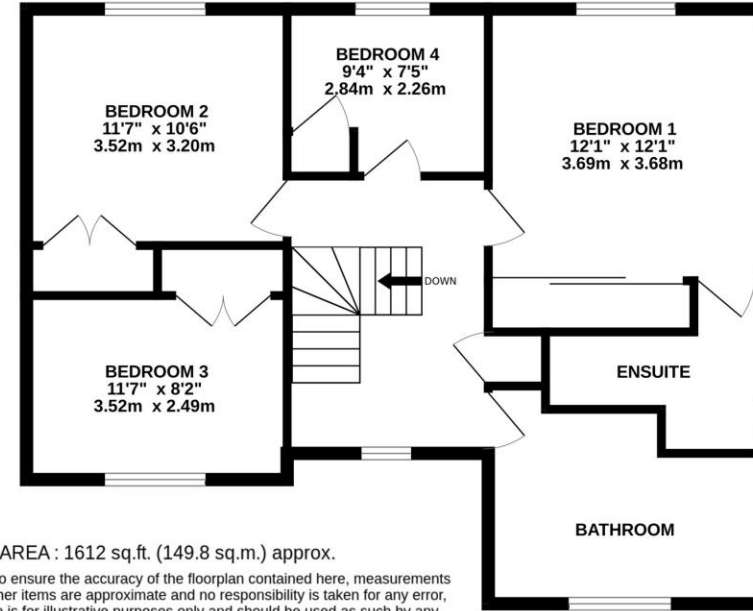
Double garage with up and over garage doors to front, service door to rear garden, power and lighting.



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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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Awaiting EPC

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