

Summary

Three doubled bedroom home located on a highly sought after development in the historic village of Lavenham. Benefiting from a modern open plan kitchen/dining/living room, ground floor w/c, utility area, ensuite to the master bedroom, family bathroom, landscaped rear garden and garage. Walking distance to village amenities including a range of pubs and restaurants, boutique shops, doctors surgery, primary school, butchers and co-ops.

Description

Approximate Room Sizes

ENTRANCE HALL Front door leads into entrance hall with doors off to kitchen, utility room and ground floor w/c. Stairs ascending to first floor landing. Underfloor heating which continues throughout the ground floor.

KITCHEN/DINING AREA 17' 5" x 8' 5" (5.31m x 2.57m) Double glazed window to front, modern fitted kitchen with a range of matching wall and base level units with work surfaces over. Inset sink with mixer tap over and drainer to side, inset hob with extractor fan over, integral chest level oven with microwave above, integral fridge/freezer, integral dishwasher. Space for dining table. Opening into the sitting area.

SITTING ROOM 15' 6" x 11' 6" (4.72m x 3.51m)

Double glazed patio doors and windows to rear, media wall with inset electric coal effect fire.

UTILITY ROOM Washing machines and tumble dryer which will remain.

GROUND FLOOR W/C Double glazed window to front, close coupled w/c, wash hand basin with taps over.

LANDING Doors off to bedrooms, bathroom and cupboard. Central heating radiators throughout the first floor. The first floor benefits from two separate loft spaces.

BEDROOM ONE 12' 8" x 10' 5" (3.86m x 3.18m)

Double glazed window to rear, door to ensuite.

ENSUITE Double glazed window to front, shower, close coupled w/c, wash hand basin with mixer tap over, chrome heated towel rail radiator.

BEDROOM TWO 15' 6" x 12' 6" (4.72m x 3.81m)

Double glazed window to front.

BEDROOM THREE 15' 6" x 8' 1" (4.72m x 2.46m)

Double glazed windows to rear. Large white wardrobes with mirrored doors.

BATHROOM Panelled bath with taps, shower attachments and glass shower screen over. Close coupled w/c, wash hand basin with taps over, chrome heated towel rail radiator.

OUTSIDE The front of the property commences with a paved path providing access to the front door and parking area with artificial turf laid to either side. The driveway is laid to block paving. Up and over garage door provides access to the garage.

The rear garden commences with a paved patio area with the remainder laid to lawn, enclosed by wood panel fencing.

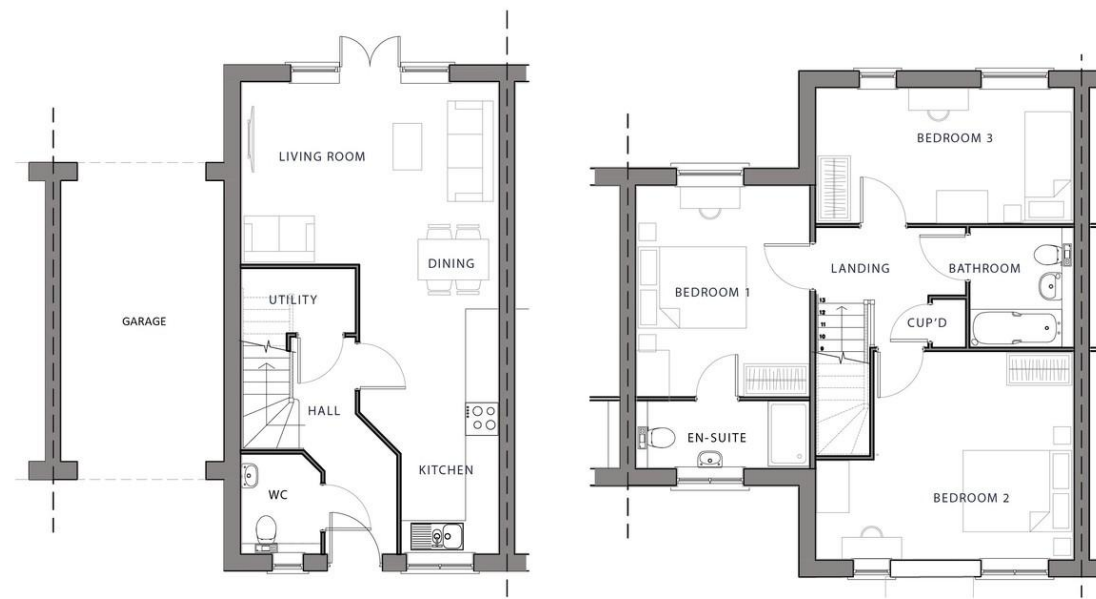
AGENTS NOTE There is a service charge of £329 a year to cover the maintenance of communal areas

Additional Information

Local Authority – Babergh District Council
Council Tax Band – D
Tenure – Freehold
Services – Mains Gas, Water & Electricity
Post Code – CO10 9SS

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details
 6 King Street, Sudbury, Suffolk, CO10 2EB
 Tel: 01787 468400
 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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£425,000

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- Three Double Bedrooms
- Highly Regarded Development
- Sought After Village Location
- Open Plan Living
- Utility Room
- Ground Floor W/C
- Ensuite To Master Bedroom