



Deacons Close | Lavenham, Suffolk, CO10 9TT



Features

- Highly Regarded Development
- Close To The Heart Of Lavenham's Historic Centre
- Three Bedrooms
- Kitchen/Breakfast Room
- Sitting Room & Conservatory
- Ground Floor WC
- Ensuite To Master Bedroom
- Garage

A prestigious development located in the heart of the highly sought after and picturesque village of Lavenham. Built by the highly regarded Vaughn & Blythe developers this three bedroom property benefits from a kitchen/breakfast room which looks over the beautiful communal garden to the front, sitting room, conservatory, ensuite to the master bedroom, family bathroom, private rear garden, garage and an allocated parking space.



ENTRANCE HALL

Front door into entrance hall with doors off to kitchen/diner, sitting room and ground floor w/c. Stairs ascending to first floor landing.

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed bay window to front aspect, space for dining table. Fitted kitchen comprising matching wall and base level units with work surfaces over, inset oven with gas hob and extractor fan over, inset ceramic sink with mixer tap over, space for under counter fridge and freezer, wall mounted boiler providing gas central heating to the property.

SITTING ROOM

12' 5" x 15' 7" (3.78m x 4.75m)

Double doors into conservatory.

CONSERVATORY

Double glazed conservatory with double doors to rear garden.

LANDING

Doors off to bedrooms and bathroom.

BEDROOM ONE

9' 2" x 12' 6" (2.79m x 3.81m)

Double glazed window to rear, door to ensuite.

ENSUITE

Shower, close coupled w/c, wash hand basin.





BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to front.

BEDROOM THREE

9' 4" x 6' 1" (2.84m x 1.85m)

Double glazed window to rear.

BATHROOM

Double glazed window to front, close coupled w/c, wash hand basin with taps over, panelled bath with taps over.

OUTSIDE

The front of the property is approached via a path way with a small white picket fence surrounding the front garden.

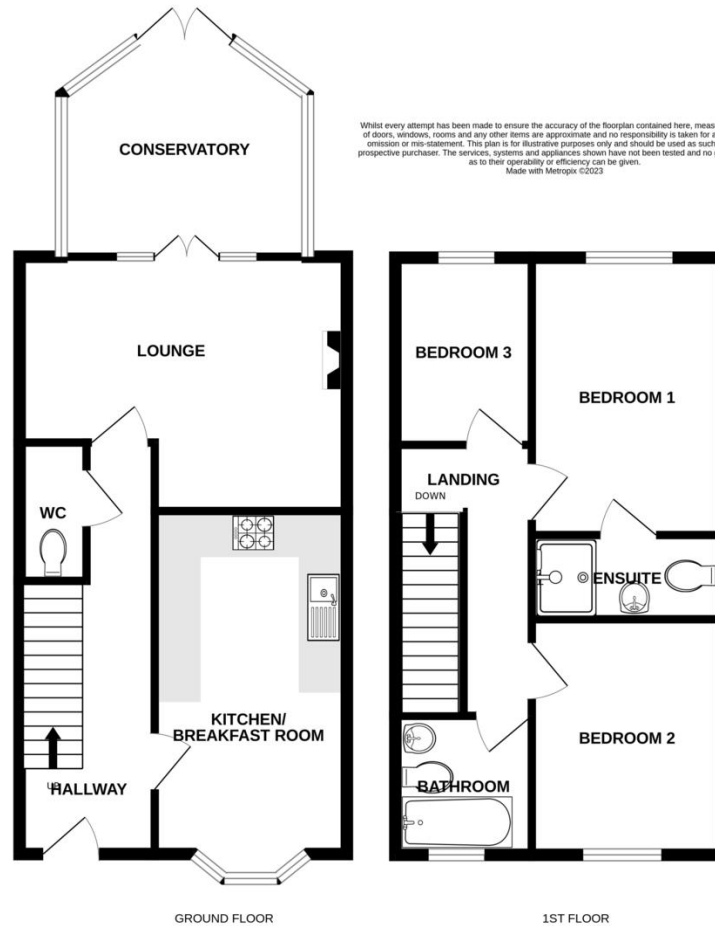
The rear garden is laid to paving stone and shingle with mature flower beds and planting. Gate to rear providing rear access.

The communal garden to the front of the properties can be enjoyed by the residents.

AGENTS NOTE

The property is subject to a service charge for the upkeep of the communal areas and there are some covenants in place on the estate to ensure the upkeep of the properties and neighbourhood.





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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