



**24 High Street,
Lavenham, Suffolk**

**DAVID
BURR**



24 HIGH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9PT

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A well-presented Grade II listed Victorian cottage situated within the very centre of one of East Anglia's most picturesque and well-served villages. The property contains contemporary accommodation arranged over two levels including an open-plan kitchen/dining/sitting room, ground floor cloakroom, two double bedrooms and a shower room. There is the further benefit of a private enclosed rear garden and an off-road parking space.

A well-finished two-bedroom cottage in the centre of Lavenham with garden and off-road parking.

Front door leading to:-

ENTRANCE HALL: With space for coats and shoes, staircase rising to first floor and Amtico flooring. Wood panel door leading to:-

KITCHEN/DINING/SITTING ROOM: 25'4" x 14'11" > 10'2" (7.72m x 4.55m > 3.10m) A spacious open-plan room with a continuation of Amtico flooring running throughout. Plenty of space for seating arranged around a central fireplace with inset wood burning stove situated on a slate tiled hearth. Double hung sash window with partly frosted glass allowing for privacy and also overlooking the street scene. Space for a dining table and chairs and a high-quality kitchen with matte blue base level units with solid oak worksurfaces incorporating a sink with a mixer tap above and a four-ring hob with herringbone tiled splashback and extractor fan over. Fitted appliances include a double electric oven, integrated dishwasher and a washing machine. An island with an oak worksurface provides further space for seating and additional storage. Windows and glass panel double doors opening onto the rear garden and a further door leading to:-

CLOAKROOM: Containing a WC and wash hand basin with tiled splashback.

First Floor

LANDING: With doors leading to:-

BEDROOM 1: 13'1" x 12'0" (max) (3.98m x 3.65m) A comfortable double bedroom with a large wardrobe and a sash window overlooking the street scene.

BEDROOM 2: 11'11" x 8'7" (3.62m x 2.61m) A further double bedroom overlooking the rear garden.

SHOWER ROOM: 9'5" x 6'1" (2.87m x 1.85m) With tiled flooring and a large walk-in double width shower with glass screen and a marble effect tiled surround. Large waterfall style showerhead and additional attachment below. WC, wash hand basin with storage below.

Outside

The property's rear garden has been landscaped with a decked terrace adjacent to the property itself providing an elevated area of seating. The garden has been designed with low maintenance in mind and includes a further shingled area enclosed by fencing and containing a mature magnolia tree. A gate to the rear of the garden leads to a private **OFF-ROAD**

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PARKING SPACE and in turn onto a useful **STORE ROOM** within a brick **OUTBUILDING**.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

As is not uncommon with properties of this style, a pedestrian right-of-way exists across the parking area for the benefit of a neighbouring property. The parking area is accessible via a lane off of the high street.

The property is situated in a conservation area.

EPC RATING: Exempt.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC.

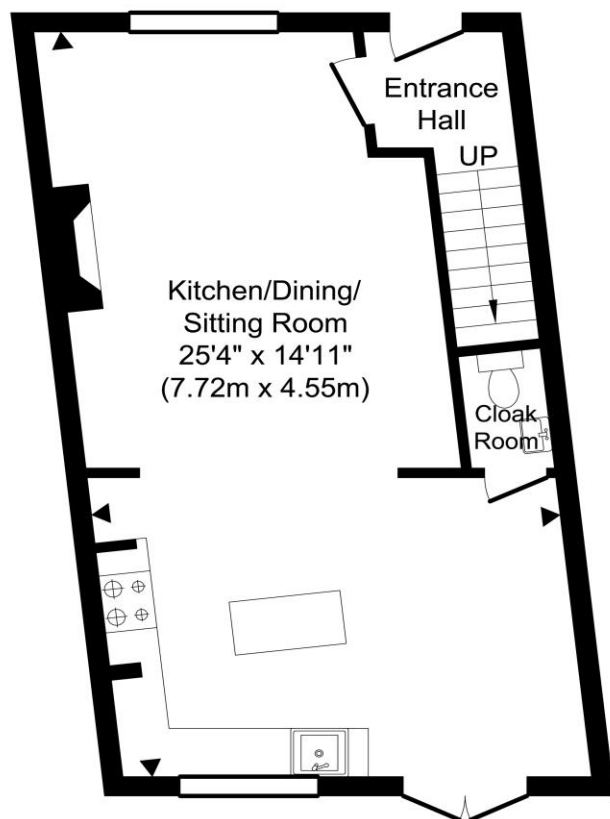
TENURE: Freehold

WHAT3WORDS: ///looks.lights.decoded

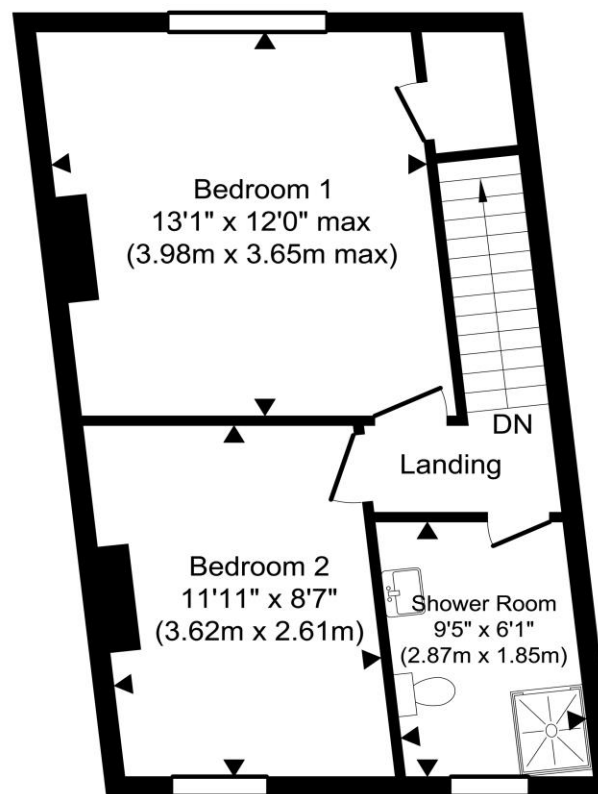
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
378.02 sq. ft.
(35.12 sq. m)



First Floor
Approximate Floor Area
378.02 sq. ft.
(35.12 sq. m)

TOTAL APPROX. FLOOR AREA 756.05 SQ.FT. (70.24 SQ.M.)
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