



**15 Osier View,  
Lavenham, Suffolk**

**DAVID  
BURR**



# 15 OSIER VIEW, LAVENHAM, SUDBURY, SUFFOLK, CO10 9SS

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-designed link-detached house situated on a highly regarded development within short walking distance of the amenities of one of East Anglia's most highly-regarded and well-served villages. The property has been significantly improved during the current owners' tenure with ample living space including a high-quality garden room/dining room, sitting room and kitchen together with a utility and ground floor cloakroom. Upstairs are three well-proportioned double bedrooms (the master with en-suite) and a family bathroom. Outside, the property benefits from plenty of off-road parking including a sheltered carport and a sunny landscaped rear garden.

## A three-bedroom link-detached house finished to a high standard with garden and parking in a highly-regarded village.

Front door leading to:-

**ENTRANCE HALL:** With polished tiled flooring, staircase rising to first floor and doors leading to:-

**KITCHEN: 17'10" x 8'4"** (5.44m x 2.53m) With a continuation of polished tiled flooring and a high-quality kitchen with a matching range of base and wall level units with polished quartz worksurfaces incorporating a five-ring Bosch induction hob with Bosch extractor fan over and a one-and-a-half sink with mixer tap above and drainer to side. Integrated appliances include a Bosch combination oven and microwave, Zanussi dishwasher, refrigerator and freezer. Window overlooking the front garden and onto open countryside beyond and opening leading to:-

**SITTING ROOM: 15'5" x 10'11"** (4.71m x 3.33m) With ample space for seating, Karndean wood effect flooring and an opening leading to:-

**DINING ROOM/GARDEN ROOM: 13'6" x 10'1"** (4.12m x 3.07m) A superb addition with an atrium style roof lantern and continuation of Karndean wood effect flooring. Plenty of space for a dining table and chairs and a wall of glass with bifolding doors overlooking the garden and opening onto terracing.

**UTILITY:** A useful area with space and plumbing for a washing machine, space for tumble dryer and storage for coats and shoes.

**CLOAKROOM:** Particularly generous with a WC and a wash hand basin.

### First Floor

**LANDING:** With an airing cupboard off and further doors leading to:-

**BEDROOM 1: 12'9" x 10'5"** (3.88m x 3.17m) A comfortable double bedroom with an outlook across the rear garden and door leading to:-

**EN-SUITE:** With polished tile flooring and partially tiled walls and containing a double width walk-in shower with rainfall style showerhead and additional attachment below. WC, wash hand basin with storage below and a chrome heated towel rail.

**BEDROOM 2: 15'5" x 12'8"** (4.71m x 3.85m) A further double bedroom with two windows providing beautiful open views across neighbouring fields and towards the village itself.

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**BEDROOM 3: 15'6" x 8'1"** (4.73m x 2.47m) A third double bedroom with an outlook across the rear garden.

**BATHROOM:** With polished tiled flooring and partially tiled walls and containing a panel bath with shower and mixer tap above. WC, wash hand basin with storage below and a chrome heated towel rail.

## Outside

To the front of the property is a private brick paved driveway which provides extensive **OFF-ROAD PARKING** and in turn leads onto a:-

**CARPORT: 17'1" x 9'11"** (5.20m x 3.02m) Providing sheltered parking and with the additional benefit of an electric vehicle charging point.

A generous front garden contains an expanse of lawn, stone paved path leading to the front door and well-planted beds. To the rear of the carport is a further storage area with pedestrian gate leading to the rear garden which contains a large stone paved terrace adjacent to the property itself and steps leading up to an area of lawn enclosed by fencing.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired underfloor heating throughout most of the ground floor (electric in the garden/dining room) **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

A service charge is payable in the amount of £320 per annum for the maintenance of the private road amongst other things. For more information contact the office.

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

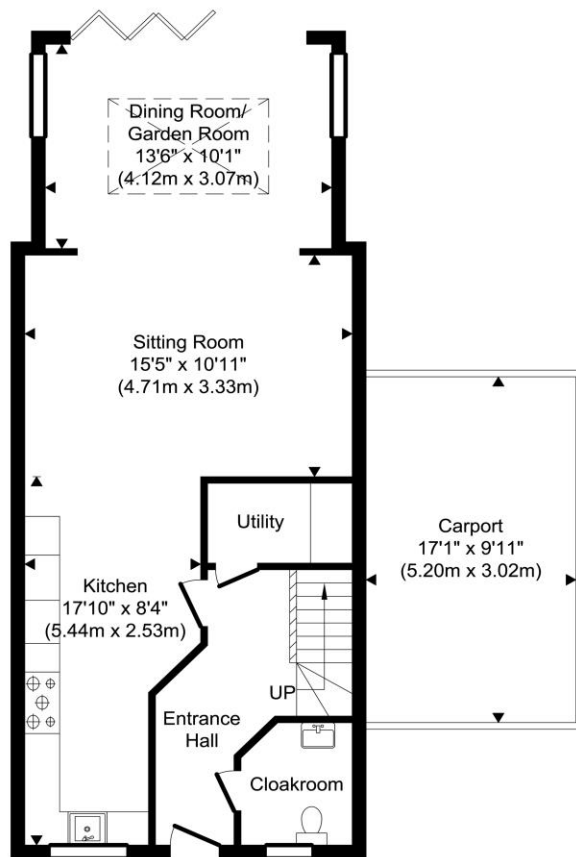
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**WHAT3WORDS:** unfounded.lyricism.forklift

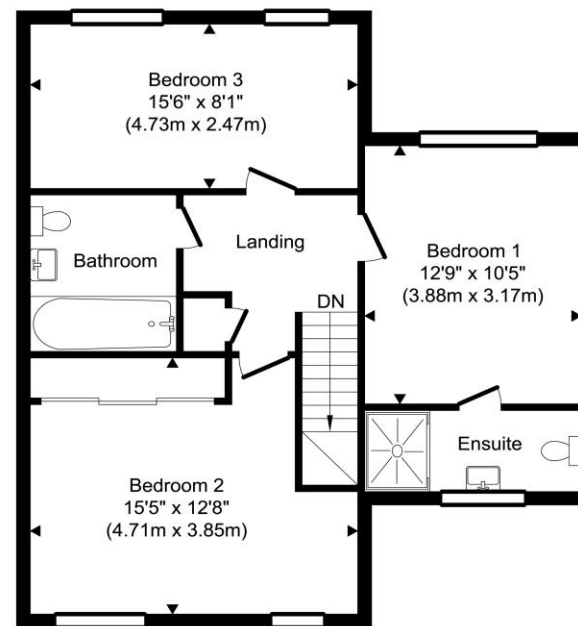
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
590.18 sq. ft.  
(54.83 sq. m)



First Floor  
Approximate Floor Area  
629.90 sq. ft.  
(58.52 sq. m)

TOTAL APPROX. FLOOR AREA 1220.08 SQ.FT. (113.35 SQ.M.)

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