



**4 Church Street,
Lavenham, Suffolk**

**DAVID
BURR**



4 CHURCH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9QT

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.

An extremely rare opportunity to acquire a detached house of considerable character and standing in the very centre of one of East Anglia's most highly regarded and picturesque villages. The property has been comprehensively and sympathetically renovated during the current owner's tenure to provide characterful accommodation well suited to modern living. On the ground floor, there is a sitting/dining room which contains a large inglenook fireplace with wood burning stove, a kitchen/breakfast room, hall way and shower room whilst upstairs are three bedrooms and a further shower room. The property benefits from extensive private off-road parking for numerous vehicles together with a high-quality garage/studio and private enclosed walled garden.

A detached three-bedroom character cottage with ample parking, garage and private gardens in the heart of the village.

SITTING/DINING ROOM: 19'11" x 13'6" (6.08m x 4.12m) A beautiful dual aspect reception room with a wealth of character from exposed timbers and brickwork and with a fine inglenook fireplace with exposed red brick chimney breast, oak bressumer beam and an inset wood burning stove situated on a brick hearth. Secondary glazed leaded light windows, range of fitted storage with display shelving and with a thumb latch door leading to a staircase rising to first floor. Tiled flooring and with a further thumb latch door leading to:-

KITCHEN/BREAKFAST ROOM: 14'1" > 8'6" x 13'5" (4.28m > 2.60 x 4.10m) With a continuation of tiled flooring and a high-quality Howdens kitchen with a matching range of base and wall level shaker style units with solid beech worksurfaces incorporating a four-ring Bosch stainless-steel gas hob with extractor fan over and tiled splashback and a ceramic butler sink. Electric combination oven with grill above space and plumbing for a washing machine and space for refrigerator. Leaded light window allowing for plenty of natural light and an attractive outlook over the street scene and further windows overlooking the garden. Useful understairs storage cupboard off, ample space for a dining table and chairs and thumb latch door leading to:-

Rear Hall: With tiled flooring, space for coats and shoes and door opening onto the gardens. Further solid oak thumb latch door leading to:-

SHOWER ROOM: Containing a tiled shower cubicle with rainfall style showerhead, WC, wash hand basin and a chrome heated towel rail.

First Floor

BEDROOM 1: 13'2" x 9'8" (4.02m x 2.95m) A characterful double bedroom with exposed timbers and a leaded light window overlooking the street scene below.

BEDROOM 2: 18'1" x 13'4" (including staircase) (5.52m x 4.06m) A versatile through-room with plenty of space for a large double bed, exposed red brick chimney breast and access to loft storage space on two sides. Impressive vaulted ceiling, leaded light windows and exposed timbers throughout. Wooden balustrades enclosing the staircase leading to ground floor. Thumb latch door leading to:-

BEDROOM 3: 8'10" x 6'9" (2.70m x 2.06m) An attractive dual aspect bedroom ideal for guests with a feature inglenook fireplace with bressumer beam and brick hearth and recessed storage to one side. Secondary glazed leaded light window with a view over the garden.

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SHOWER ROOM: Containing a tiled shower cubicle with glass screen door, WC, pedestal wash hand basin with tiled splashback and a chrome heated towel rail. Useful recessed storage cupboards and with a wooden worksurface with display shelving above.

Outside

The property is accessed via a private gravel driveway to the righthand side which provides **OFF-ROAD PARKING** for a number of vehicles. Timber double gates lead in to a further area of hardstanding providing additional parking. The driveway continues onto a:-

GARAGE/STUDIO: 20'6" x 11'1" (6.24m x 3.39m) A versatile outbuilding with wooden double doors and a personal door to side. Power, light and water connected and partially insulated therefore lending itself to a variety of potential uses as either a garage, workshop, home gymnasium or hobbies area.

The garden continues with an expanse of lawn enclosed by mellow red brick walls and containing an apple tree, Australian Eucalyptus and Holly tree and enclosed by mature hedging to ensure privacy. There is a useful **TIMBER STORAGE SHED** and **OPEN FRONTED LOG STORE**. There are the further benefits of both hot and cold external taps, external lighting and power sockets.

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

AGENT'S NOTES

The property is Grade II listed and is situated in a conservation area.

EPC RATING: Exempt - listed

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: Timber framed

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: shovels.agree.technical

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage/Studio
Approximate Floor Area
227.65 sq. ft.
(21.15 sq. m)

Ground Floor
Approximate Floor Area
518.06 sq. ft.
(48.13 sq. m)

First Floor
Approximate Floor Area
463.81 sq. ft.
(43.09 sq. m)

TOTAL APPROX. FLOOR AREA 1209.54 SQ.FT. (112.37 SQ.M.)
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