

## Description

**THE PROPERTY** Step into this inviting home through the entrance hall, where you'll find convenient access to both the living area and kitchen/diner, as well as a downstairs W.C. The kitchen is tastefully designed with matching wall and base units, integrated appliances, and ample workspace, including a stainless steel sink and drainer, electric double oven with ceramic hob, and dishwasher, washing machine, and fridge freezer. French doors from the dining area open onto the garden, seamlessly connecting indoor and outdoor spaces. The living area features a cozy gas fire with a stone surround and a window overlooking the front aspect.

Ascend the stairs to the first floor landing, where you'll discover three bedrooms, including the master bedroom with fitted wardrobes and a spacious ensuite bathroom boasting a walk-in shower, W.C, wash hand basin, and heated towel rail. Bedroom two offers tranquil countryside views to the rear, while bedroom three is also nestled at the rear of the property. The family bathroom is well-appointed with a separate shower and a panel-enclosed bath, along with a W.C, wash hand basin, and another heated towel rail.

Outside, the property boasts a low-maintenance front garden with a pathway leading to the front

door. A detached garage provides parking for two vehicles, with gated side access into the private rear garden. The rear garden features a patio seating area, perfect for outdoor entertaining, and a well-manicured lawn for enjoying the outdoors.

**THE LOCATION** This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry

Potter House' adds a touch of magic to the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.

## AGENTS NOTE

Estate Charge - £170 per annum

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

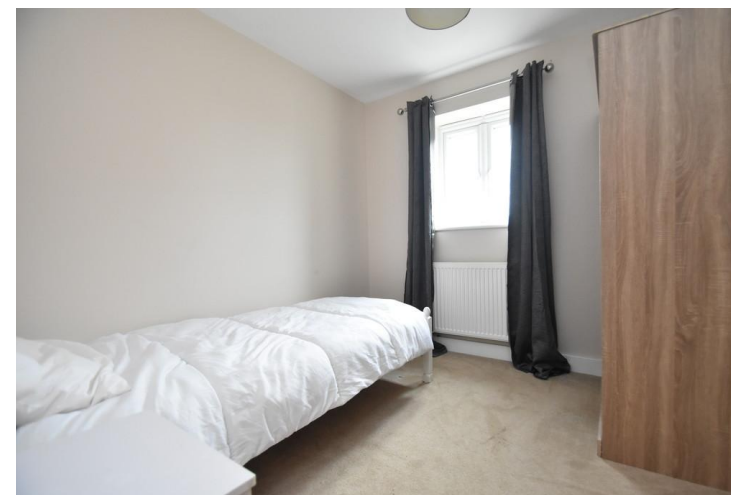
Services – Mains Drainage, Water, Electric, Gas Central Heating

Post Code – CO10 9QD

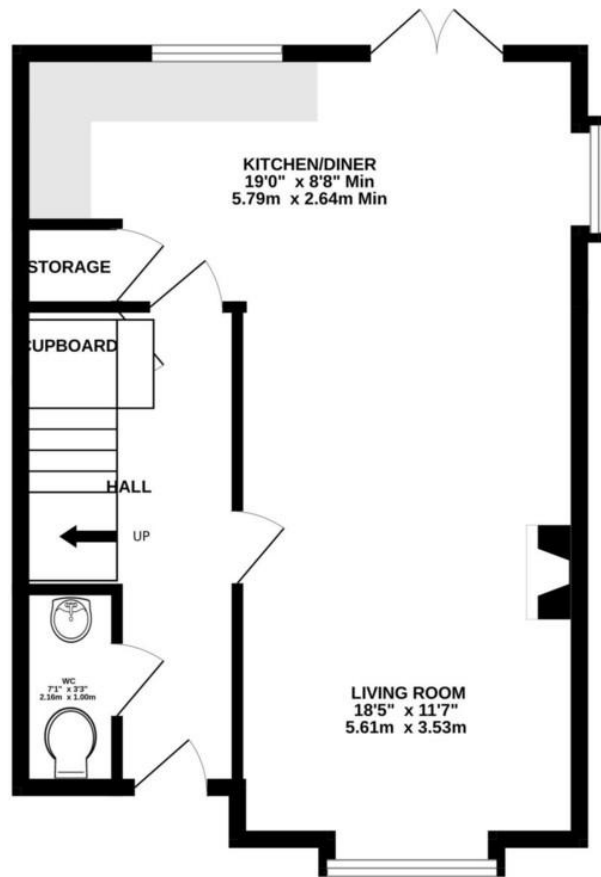
Viewings by appointment

Bychoice Estate Agents

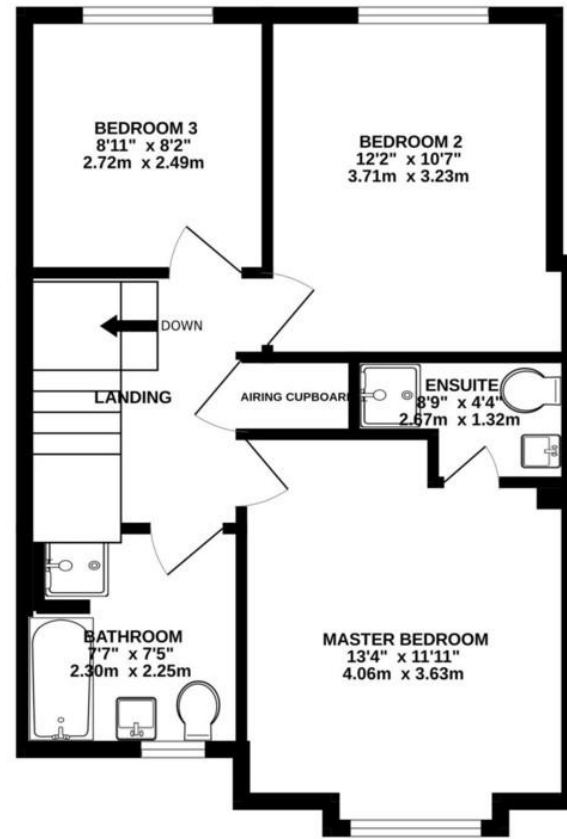
Tel: 01787 468400



GROUND FLOOR



1ST FLOOR



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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

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

### Contact Details

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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

### Preston Road | Lavenham | CO10 9QD

A three bedroom detached home located in the historic village of Lavenham. Boasting a modern, open plan layout downstairs with a separate w/c, first floor family bathroom, ensuite to master bedroom, private garden, garage & off road parking. Walking distance to co-ops, restaurants, pubs, doctors surgery, bakers, butchers and plenty more independent shops.

OIEO £400,000

- Three Bedrooms
- Modern Open Plan Layout
- Ground Floor W/C
- First Floor Bathroom
- Ensuite To Master Bedroom
- Private Garden
- Garage & Parking