



Osier View | Lavenham, Suffolk, CO10 9SS



Features

- Two Double Bedrooms
- WC & Utility Room
- Open Plan Kitchen/Living/Dining Room
- First Floor Bathroom
- Carport & Off Road Parking
- Beautifully Presented Throughout
- Historic Village Location

A stunning two bedroom home located in a highly sought after location within the historic village of Lavenham. Boasting a ground floor wc & utility room, open plan kitchen/dining/living room, two double bedrooms and bathroom to the first floor. Externally the property benefits from a car port and off road parking.



THE PROPERTY

The entrance hall features a staircase to the first floor and provides access to the WC, utility room, and kitchen/diner. The open-plan living space starts with the kitchen/diner, flowing into the living area, which has French doors opening to the rear garden. The contemporary kitchen boasts stylish wall and base units, work surfaces on two sides, and integrated appliances including an electric oven, microwave, induction hob with extractor fan, dishwasher, and an inset sink and drainer. Additionally, there is a wall-mounted breakfast bar. The utility room offers extra storage, work surface space, and plumbing for a washing machine and other appliances.

Upstairs, the first-floor landing grants access to the loft, a storage cupboard, two double bedrooms, and the family bathroom. The main bedroom features a tree-lined view from the front, while the second bedroom overlooks the rear garden. The family bathroom is equipped with modern sanitary fixtures, including a wall-mounted heated towel rail.

The front garden is mainly lawn with a path leading to the front door and driveway, complemented by a flower bed with various shrubs. The driveway extends to the carport, with gated access to the rear garden.

For a modern home, the property benefits from a larger-than-average rear garden, accessible from the living area. It begins with a spacious patio that leads to an expansive lawn.

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

Council & Council Tax Band – Band D - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

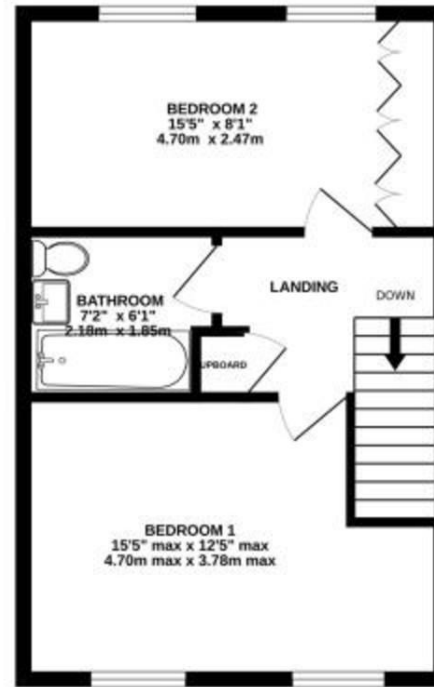
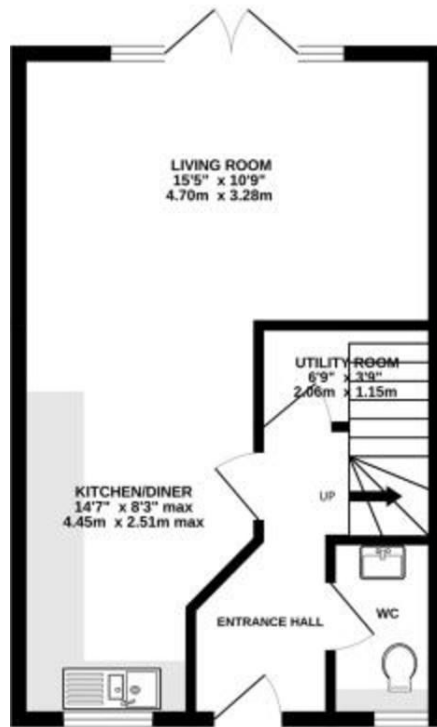
Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Estate Charge - £275.50 per annum

Broadband - Superfast broadband with download speeds of up to 76 Mbps and upload speeds of up to 18 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)





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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ESTATE AGENTS

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