



**36 High Street,
Lavenham, Suffolk**

**DAVID
BURR**



36 HIGH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9PY

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 well-presented and characterful two-bedroom cottage in the very centre of one of East Anglia's most highly regarded and picturesque villages which has recently undergone a thorough programme of refurbishment and improvement. The property has been successfully run as a holiday let by the current owners and therefore provides an immediate means of income for investors. The property contains accommodation which includes an open plan sitting/dining room with a multifuel burning stove, a high-quality kitchen and a ground floor cloakroom. Upstairs are two well-proportioned double bedrooms and a shower room. There is the further benefit of a fully private enclosed west facing rear garden. **NO ONWARD CHAIN.**

A characterful two-bedroom cottage in the centre of Lavenham with a generous west facing rear garden.

Front door leading to:-

SITTING/DINING ROOM: 17'0" x 14'0" (5.18m x 4.27m). With pamment tiled flooring with underfloor heating below and plenty of space for seating arranged around a central mellow red brick exposed chimney breast with inset multifuel burning stove situated on a brick hearth with an oak bressumer beam. Window overlooking the pretty street scene, space for a dining table and chairs and staircase rising to first floor with a storage cupboard below. Thumb latch door leading to:-

KITCHEN: 12'0" x 7'4" (3.66m x 2.24m) Recently fitted to a high standard with matching range of base and wall level units with polished Quartz worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side. Four-ring induction Bosch hob with extractor fan over and a tiled splashback. Integrated appliances include a Bosch combination oven, NEFF dishwasher, a refrigerator, freezer and an integrated Neue washing machine. Windows overlooking the garden and plenty of storage throughout. Porcelain tiled flooring and an opening leading to:-

Lobby: With a wood and glass panel door opening onto the garden and a further thumb latch door leading to:-

CLOAKROOM: Containing a WC, vanity suite with wash hand basin and also containing the Worcester boiler.

First Floor

LANDING: With exposed painted floorboards, exposed timbers and access to loft storage space. Thumb latch doors leading to:-

BEDROOM 1: 14'7" x 8'7" (4.45m x 2.62m) A comfortable well-proportioned double bedroom with exposed painted floorboards and a window overlooking the street scene. Recessed LED spotlighting throughout.

BEDROOM 2: 11'11" x 7'10" (3.62m x 2.38m) A further well-proportioned bedroom with exposed painted floorboards currently arranged as a twin room and with an attractive view to the rear across the garden.

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SHOWER ROOM: With tiled flooring and partially tiled walls and a skylight allowing for plenty of natural light. Exposed timbers and containing a double-width walk-in shower with glass sliding door, Bristan shower, WC and a pedestal wash hand basin.

Outside

Immediately adjacent to the property is a stone paved terrace providing an attractive area of seating. Steps lead up to a further pebbled low maintenance garden area with herbaceous borders and a further area of seating with outdoor lighting. To the rear of the garden is a timber storage shed and a further paved storage area. Further benefits include an outside tap and lighting.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Underfloor heating in the sitting/dining room.
NOTE: None of these services have been tested by the agent.

AGENT'S NOTES

The property is unlisted although stands in a conservation area.

EPC RATING: Band C – 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: TBC.

TENURE: Freehold

WHAT3WORDS: valuables.tungsten.workloads

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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