



**9 Prentice Street,  
Lavenham, Suffolk**

**DAVID  
BURR**



# 9 PRENTICE STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RD

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A charming Grade II listed character cottage situated on one of the most highly regarded streets within the ever-popular medieval wool town of Lavenham. The property displays numerous original characterful features and provides light and spacious accommodation over three levels. On the ground floor is a substantial sitting room, dining area and garden room as well as a cottage kitchen and ground floor cloakroom. On the first and second floors are two/three bedrooms, a family bathroom and a cloakroom. There is the additional benefit of a low maintenance enclosed courtyard garden and off-street parking within a garage.

## A charming Grade II listed cottage with off-street parking in the centre of the village.

Front door leading to:-

**ENTRANCE LOBBY:** With exposed brick flooring, space for coats and shoes and a pine thumb latch door leading to:-

**SITTING ROOM:** A charming room with a wealth of original characterful features including a fine inglenook fireplace with a substantial oak bressumer, brick surround and a pamment tiled hearth and inset wood burning stove. Tall ceiling heights with exposed timbers throughout, secondary glazed leaded light bay window and further aspect with twin leaded light windows allowing for plenty of natural light. Solid oak flooring throughout, staircase rising to first floor and an opening leading to:-

**DINING AREA:** With tiled flooring and double doors leading into the garden room and an opening leading to:-

**KITCHEN:** Finished in a cottage style with a matching range of base and wall level solid wood units with a combination of wood and tiled worksurfaces incorporating a double ceramic sink with mixer tap above and drainer to side and a four-ring gas hob. Integrated NEFF electric oven, space and plumbing for a washing machine and slimline NEFF dishwasher.

**GARDEN ROOM:** Of timber construction with a range of double-glazed windows looking onto the garden and double doors opening onto terracing. Vaulted ceiling, further door leading to outside and thumb latch door leading to:-

**CLOAKROOM:** Containing a WC, wash hand basin and the gas boiler.

### First Floor

**LANDING:** With exposed timbers, thumb latch door with staircase rising to second floor and doors leading to:-

**BEDROOM 1:** A well-proportioned dual aspect double bedroom with exposed timbers and a superb view down Prentice Street and over undulating far-reaching countryside. Double doors open onto a useful fitted wardrobe.

**BEDROOM 2:** With exposed timbers, two useful storage cupboards off and an outlook to the rear.

**BATHROOM:** Containing a double ended cast-iron rolltop bath with claw and ball feet and a mixer tap above. Corner shower with glass sliding doors,

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WC, pedestal wash hand basin with tiled splashback and a full-height chrome heated towel rail. Airing cupboard with fitted shelving and water softener off.

## Second Floor

With partially reduced head height but providing a useful occasional bedroom with exposed timbers and a **CLOAKROOM** off. Door opening into substantial unconverted **LOFT SPACE**.

## Outside

The property benefits from a fully private and enclosed garden which has been designed with low maintenance in mind and contains paved terracing, herbaceous borders and a lovely wisteria plant. A pedestrian gate leads to the rear and a shared access with a **SINGLE GARAGE WITHIN A BLOCK** with up-and-over door which provides of-street parking.

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

## AGENT'S NOTES

The property is Grade II listed and sits within 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

**PRICE:** £1,500 pcm

**DEPOSIT:** £1,730.76

**TENURE:** A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**WHAT3WORDS:** pirates.pines.originals

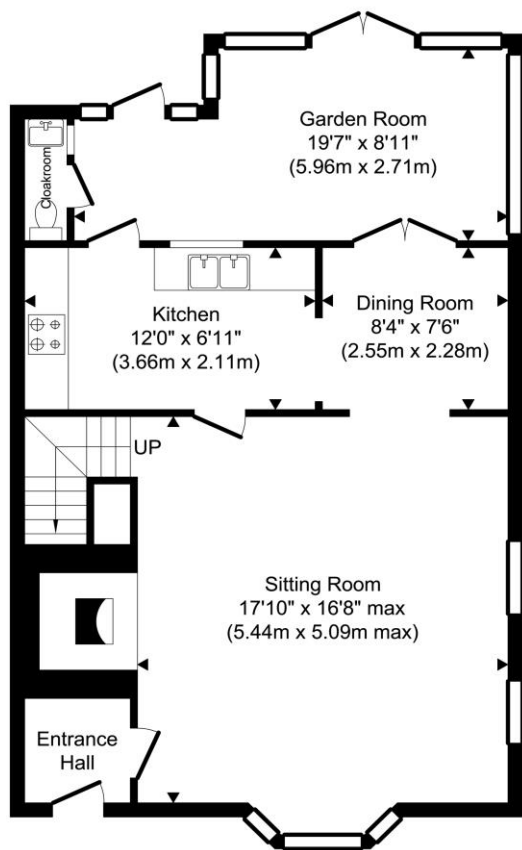
**CONSTRUCTION TYPE:** Timber framed.

**RIGHTS OF WAY:** - A right of way exists down the neighbouring access for the purposes of accessing the property's garage. This is situated within a block to which other residents also have access and utilise.

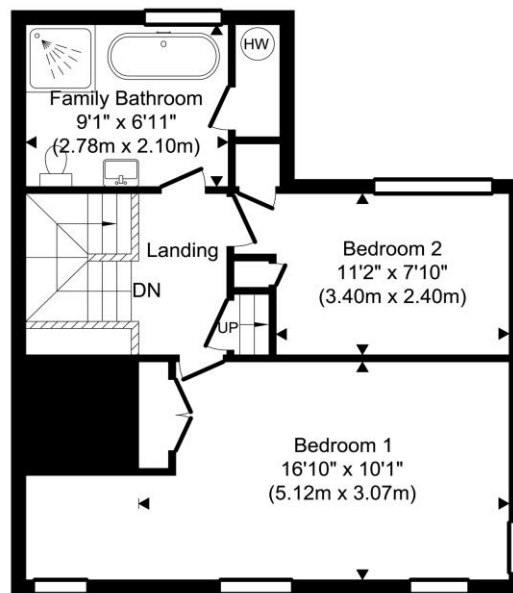
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

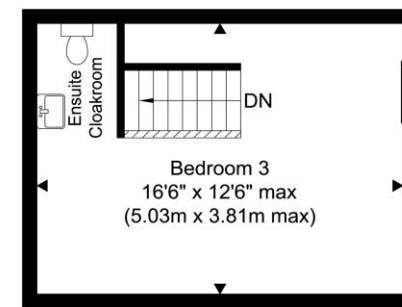
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Ground Floor  
Approximate Floor Area  
738.83 sq. ft.  
(68.64 sq. m)



First Floor  
Approximate Floor Area  
478.13 sq. ft.  
(44.42 sq. m)



Second Floor  
Approximate Floor Area  
206.23 sq. ft.  
(19.16 sq. m)

TOTAL APPROX. FLOOR AREA 1423.20 SQ.FT. (132.22 SQ.M.)  
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