



**Amos House,
Lavenham, Sudbury, Suffolk.**

**DAVID
BURR**



AMOS HOUSE, NORMAN WAY, LAVENHAM, 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.

This exceptional village house has been constructed and finished in a period style with considerable character throughout. The property is very well presented with versatile accommodation that is complemented by charming established gardens and off-road parking.

An exceptionally well-presented detached home of considerable character within one of East Anglia's most highly thought of villages.

ENTRANCE HALL: With fitted barrier matting, exposed oak ceiling beam, tiled floor and limed oak staircase rising to first floor. Storage cupboard, further recessed hand-built pine corner cabinet and Suffolk latch door to:-

DRAWING ROOM: A light room with double doors opening onto terracing and the garden beyond. Amtico flooring and fireplace with inset multi-fuel stove on a granite hearth.

DINING ROOM: An exceptional space with a high ceiling, Velux window and a wall of slim casement windows providing natural light and incorporating a set of double doors opening onto a herringbone pattern brick path and garden beyond. Exposed wide oak floorboards.

STUDY/SNUG: A versatile room offering potential for a variety of uses with a door to garden and finished with extensive built-in shelved storage cupboards and further hand-built book/display shelving.

AGA KITCHEN/BREAKFAST/LIVING ROOM: A stunning space at the heart of the house divided into two distinct areas with the living area having exposed oak floorboards running throughout and double doors opening onto the rear garden. The kitchen area has been finished with an

extensive range of hand built solid wood units that incorporate bevelled glass display cabinets and finished with thick shaped granite worktops. Integrated wine rack and appliances including a dishwasher, fridge and gas **AGA** with electric **AGA companion**.

UTILITY ROOM: Fitted with extensive hand built solid wood storage cupboards, worktop and sink with mixer tap over. Plumbing for washing machine and space for tumble dryer. Space for large American style fridge/freezer. Fitted barrier matting and door to garden.

CLOAKROOM: Heated towel rail, WC and wash hand basin with storage below.

First Floor

LANDING: Access to loft storage, linen cupboard and limed oak Suffolk latch doors opening to:-

PRINCIPAL BEDROOM: Enjoying views over the garden and with double doors opening onto a balcony. Extensive fitted limed oak fronted wardrobes/storage cupboards and door to:-

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ENSUITE BATHROOM: Bath with shower attachment, separate fully tiled shower cubicle, heated towel rail, bidet, WC and wash hand basin with storage below.

BALCONY: Enjoying lovely views over the garden.

BEDROOM 2: Overlooking the rear garden, built in double wardrobe and door to:-

ENSUITE: With fully tiled shower cubicle, WC, heated towel rail and wash hand basin. Storage cupboard.

BEDROOM 3: Built-in double wardrobe and door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

The gardens are one of the property's most attractive features, bordered by dense hedging and established trees to create privacy and a feeling of security. There are well placed terraces to take advantage of the afternoon/evening sun throughout the day. The main area incorporating a particularly nice **SUMMER HOUSE:** With weather boarded elevations, under a slate tiled roof complete with light, power and under floor heating. **OFF-ROAD PARKING** can be found opposite.

WORKSHOP/STORE: With light and power connected.

PRICE: £2,500 per calendar month.

TENURE: A holding deposit of one week's 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.

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

LOCAL AUTHORITY: Babergh District Council: 0300 123 4000.
Council Tax Band: F.

EPC RATING: C.

BROADBAND SPEED: Up to 61 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///graph.wheels.embarks

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Norman Way, High Street, Lavenham, Sudbury, CO10



Approximate Area = 2203 sq ft / 204.6 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 2303 sq ft / 213.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickw.com 2024. Produced for David Barr Ltd. REF: 1180668

