



Lavender Cottage, 84 Church Street,
Lavenham, Suffolk

DAVID
BURR

LAVENDER COTTAGE, 84 CHURCH STREET, LAVENHAM, SUFFOLK, CO10 9QT

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.

Lavender Cottage is a charming two-bedroom cottage situated on Church Street within close proximity to all the amenities the historic village of Lavenham has to offer. Both bedrooms are of a generous size with a private courtyard garden to the rear. This property is being offered with **NO ONWARD CHAIN**.

A two-bedroom cottage with courtyard garden close to amenities.

SITTING ROOM: A solid wooden door with obscure glass brings you to the sitting room. This is a part beamed room finished with a beautiful brick floor with your attention immediately drawn to the soft red brick fireplace with oak bressumer beam and cast-iron grate with large sash window filling this room with natural light. Solid wooden door leading to:-

KITCHEN: The kitchen is fitted with a number of traditional shaker style cupboards with a thick wooden worktop and attractive tile splashback. Integrated appliances include a large butler sink with mixer tap, washing machine, ceramic hob with extractor above, custom made wall hung oven and freezer with casement window to the rear.

Rear Hall: Space for a fridge/freezer and door leading to rear garden and solid wooden door leading to:-

BATHROOM: A beautifully finished traditional suite consisting of a close coupled WC, pedestal wash hand basin with traditional fittings, large panel bath with overhead shower and shower screen and contemporary radiator.

First Floor

LANDING: Solid wooden door with Suffolk latch iron monger leading to:-

BEDROOM 1: A generous master bedroom with useful alcove for bedroom furniture and large sash window filling the room with natural light and offering street scene views to the front.

BEDROOM 2: A second double bedroom with casement window overlooking the rear garden.

Outside

To the immediate rear of the property you will find a private courtyard garden with a brick and flint wall backdrop.

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

AGENT'S NOTES

The property is Grade II listed.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: backs.classmate.putty

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.



