



DAVID  
BURR

Larissa, Melford Road,  
Lavenham, Suffolk



# LARISSA, MELFORD ROAD, LAVENHAM, SUDBURY, SUFFOLK, CO10 9SE

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 beautifully finished three-bedroom new build home is situated on the edge of one of Suffolk's most popular villages and is finished to the highest of standards with en-suite to master, a private south easterly facing garden, ample storage, off-road parking and electric car charging point.

## A three-bedroom new build home with south easterly facing garden and off-road parking.

**ENTRANCE HALL:** A wide inviting entrance hall with staircase leading to first floor, walk-in cupboard for shoes and coats with further understairs cupboard offering useful storage with doors leading to:-

**SITTING/DINING ROOM:** This is a large L-shaped room divided into two distinct areas with initial dining area with large window offering pretty views over the garden with living room space beyond and bifold doors leading to rear garden terrace.

**KITCHEN:** Fitted with a wide range of traditional shaker style cupboards with a wood effect worktop and matching return. Integrated appliances include a fridge/freezer, oven with hob above and extractor, one-and-a-half composite sink with mixer tap and drainer unit, dishwasher and space for washing machine.

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC, wash hand basin with mixer tap, metro tile splashback and vanity unit.

### First Floor

**LANDING:** Large airing cupboard with plenty of space for shelving that also houses the boiler with doors leading to:-

**MASTER BEDROOM:** A light room with filed views to the front and door leading to:-

**EN-SUITE:** A three-piece suite consisting of a close coupled WC, large wash hand basin with mixer tap and metro tile splashback with vanity unit storage below, heated towel rail and double-width walk-in shower cubicle with attractive marble effect panelling, overhead shower and handheld shower.

**BEDROOM 2:** A generous double bedroom with window offering pretty views over the rear garden as well as space for other bedroom furniture.

**BEDROOM 3:** A light room with views over the rear garden and useful alcove for bedroom furniture.

**FAMILY BATHROOM:** A four-piece suite consisting of a large corner shower cubicle, panel bath with mixer tap and tiled surround, close coupled WC, wash hand basin with vanity unit and mixer tap and heated towel rail.

### Outside

To the front of the property a tarmac drive provides **OFF-ROAD PARKING** with electrical car charging point with paved footpath leading to the front door and further side paths and gate leading to rear garden.

To the immediate rear of the property you will find a paved terrace seating area accessed via bifold doors from the sitting room. This is a wonderfully sociable space and being of a south easterly aspect enjoys sunshine

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throughout most of the day with the rest of the garden being predominantly laid to lawn.

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

**EPC RATING:** Band B – 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.

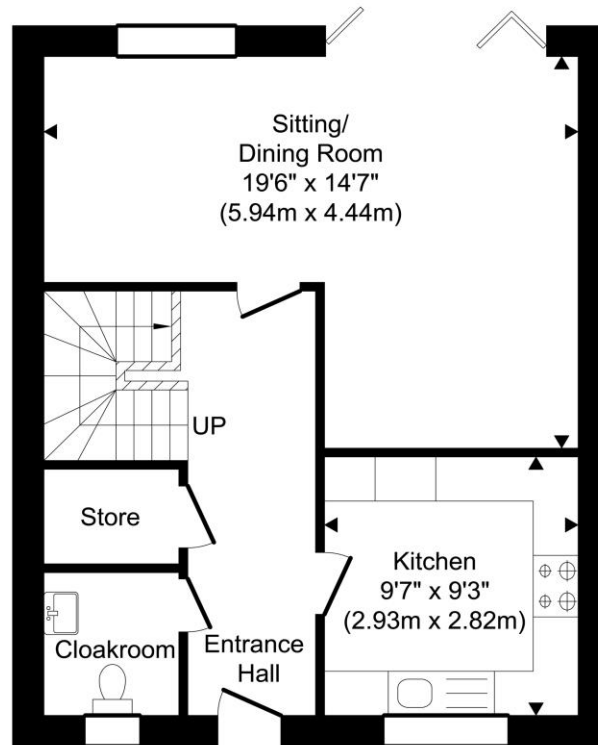
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** widen.bridge.activates

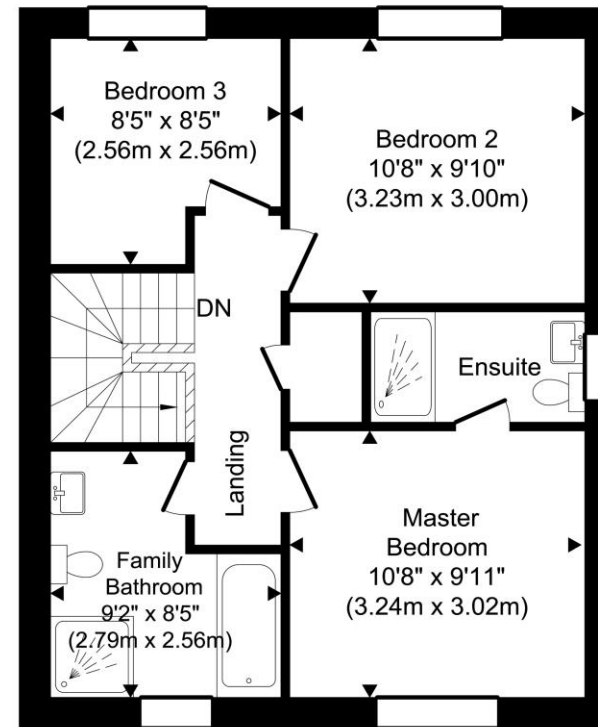
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
477.59 sq. ft.  
(44.37 sq. m)



First Floor  
Approximate Floor Area  
477.59 sq. ft.  
(44.37 sq. m)

TOTAL APPROX. FLOOR AREA 955.18 SQ.FT. (88.74 SQ.M.)

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