



**29 Green Willows
Lavenham, Suffolk**

DAVID
BURR



29 GREEN WILLOWS, LAVEWNHAM, SUDBURY, SUFFOLK, CO10 9SP

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.

A four bedroom detached house situated on a cul-de-sac within close walking distance to the amenities to one of East Anglia's most highly-regarded and picturesque villages. Accommodation is arranged over two levels which includes a sitting room, kitchen/dining room and a garden/living room together with a utility/boot room and a ground floor cloakroom. Upstairs are 4 bedrooms (1 with en-suite) and a further shower room. Outside is plenty of off-street parking and a garden with a fine open countryside view to the rear.

A deceptively spacious, four-bedroom detached house situated on a cul-de-sac close to village amenities and with a fantastic open view to the rear over neighbouring countryside.

Front door leading to:

ENTRANCE HALL: With tiled flooring and a spacious coats cupboard off and with doors leading to:-

CLOAKROOM: Containing a W.C. and a corner wash hand basin with tiled splashback.

SITTING ROOM: A particularly well-proportioned room with staircase rising to first floor with cupboard below. Plenty of space for seating and a contemporary wood burning stove.

KITCHEN/DINING ROOM: Also with tiled flooring and with plenty of space for a dining table and chairs. Containing a matching range of base and well level shaker style units and oak work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and a 4 ring induction hob with extraction above. Integrated double 'Belling' oven, integrated 'Hotpoint' dishwasher and with plenty of storage and further space for a free-standing refrigerator/freezer. Window with lovely outlook across the garden and onto open countryside beyond. Further door leading to:-

UTILITY/BOOT ROOM: Forming part of a rear extension and with a matching range of base and wall level wood-grain units with solid wood work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space and plumbing for washing machine and space for tumble dryer and a door opening onto the garden.

GARDEN/LIVING ROOM: A particularly bright room with bi-folding doors opening onto the garden and engineered oak flooring and providing a further versatile reception room.

First Floor

LANDING: With access to loft storage space, useful airing cupboard off and with further doors leading to:-

BEDROOM 1: A well-proportioned double room with a fitted mirror-fronted double wardrobe and a door leading to:-

29 GREEN WILLOWS, LAVEWNHAM, SUDBURY, SUFFOLK, CO10 9SP

EN-SUITE: Containing a panelled bath with tiled surround and mixer tap over and separate corner shower with rainfall style shower head and additional attachment below, a W.C. and vanity suite.

BEDROOM 2: A further double bedroom with a fantastic open view across the rear garden and onto neighbouring countryside and with a range of fitted storage.

BEDROOM 3: A further double bedroom with an outlook to the front.

BEDROOM 4: An ideal guest bedroom with a lovely view to the rear.

SHOWER ROOM: Containing a corner shower with glass sliding doors, rainfall style shower head and additional attachment below, a W.C. and vanity suite.

Outside

To the front of the property is a brick paved driveway which provides off-street parking for around 3 vehicles with the additional benefit of an EV charging point.

The property's rear garden is west-facing and therefore receives plenty of sun-light throughout the day and contains a stone paved terrace adjacent to the property itself and with the further benefit of a timber storage shed and a low-level boundary to maximise the far-reaching field views.

SERVICES: Main water and drainage. Main electricity connected. Air Source Heat Pump powered heating by radiators. Range of 10 solar panels.

NOTE: None of these services have been tested by the agent.

EPC RATING: Band TBC – 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: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: sped.remote.crypt

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.

29 GREEN WILLOWS, LAVEWNHAM, SUDBURY, SUFFOLK, CO10 9SP



