



**11 Hall Road,
Lavenham, Suffolk**

**DAVID
BURR**



11 Hall Road, Lavenham, Sudbury, Suffolk, CO10 9QU

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 three bedroom detached house situated within the very centre of Lavenham within a few moments walking distance of various local amenities. Accommodation includes a sitting room, a snug, a dining room and a kitchen/breakfast room together with a ground floor shower room, while on the first floor there are three double bedrooms and an additional bathroom. Outside, the property benefits from generous and mature gardens and private parking to the front.

A three bedroom detached house in the centre of one of East Anglia's most highly-regarded and well-served villages.

Front door leading to:

ENTRANCE HALL: With staircase rising to first floor with storage cupboard below and doors leading to:

SITTING ROOM: An attractive room with a bay window allowing for plenty of natural light and a central brick arched fireplace with inset wood burning stove situated on a brick hearth. Opening leading to:

SNUG: Forming a versatile extension of the sitting room and with double doors opening onto the garden.

DINING ROOM: With space for a table and chairs and a further bay window allowing for plenty of natural light and an opening leading into:

KITCHEN/BREAKFAST ROOM: To be newly fitted prior to the tenancy starting to a specification which is to be confirmed. For further information, please contact the office. Windows with an attractive outlook over the garden and a double door opening to outside.

SHOWER ROOM: Containing a corner shower, WC and a pedestal wash hand basin.

First floor

LANDING: With an airing cupboard off and doors leading to:

BEDROOM ONE: A well-proportioned double room with an outlook to both the front and rear.

BEDROOM TWO: A further well-proportioned double bedroom.

BEDROOM THREE: A double bedroom with a lovely view over the rear garden.

BATHROOM: Containing a bath with shower over, WC, beady and a wash hand basin. Chrome heated towel rail.

Outside

To the front of the property is a private driveway situated behind wooden double gates which provides off-road parking for approximately two vehicles. A further pedestrian gate leads through the front garden and up to the front door. To the rear, is a particularly rear garden which has been planted with a mature range of flowers, trees and hedging to ensure a high degree of privacy.

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AGENTS NOTE: Cost for maintenance of garden will be a surcharge added to the rent. Cost TBC.

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

EPC RATING: Band D - 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).

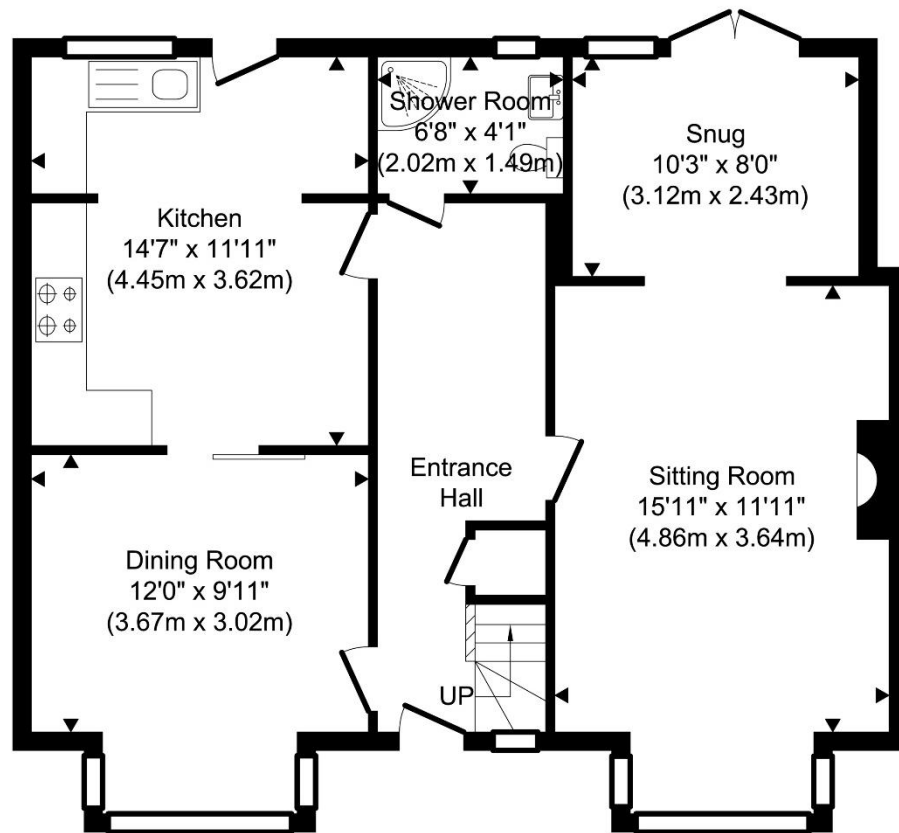
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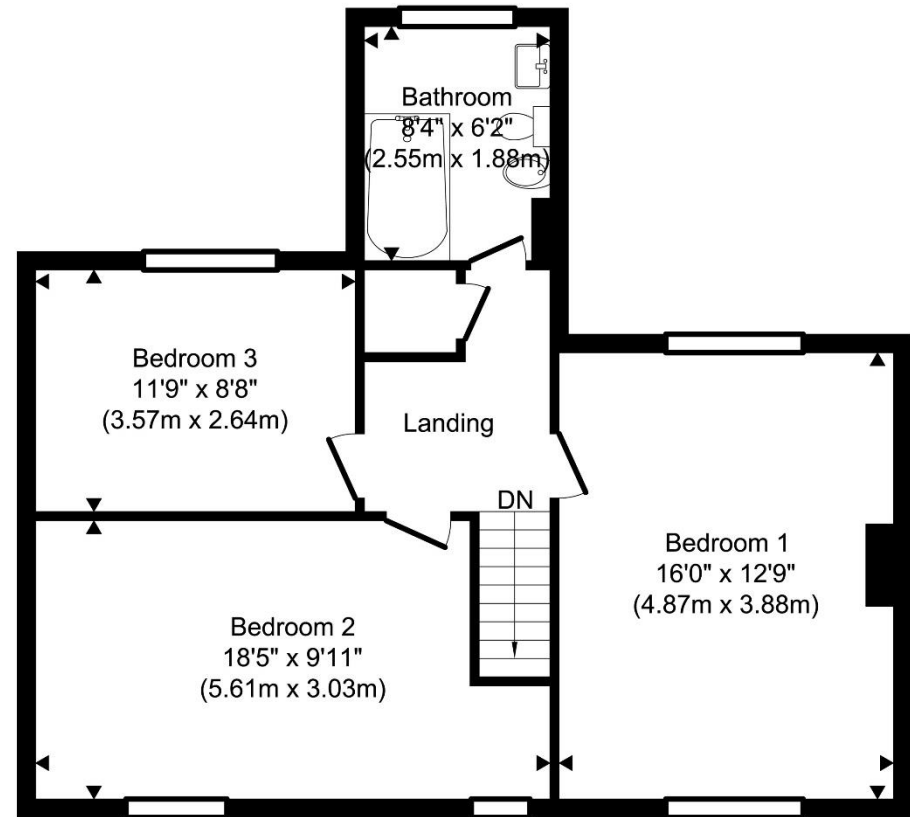
CONSTRUCTION TYPE: Brick construction

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
769.51 sq. ft.
(71.49 sq. m)



First Floor
Approximate Floor Area
600.41 sq. ft.
(55.78 sq. m)

TOTAL APPROX. FLOOR AREA 1369.92 SQ.FT. (127.27 SQ.M.)

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