



**5 The Glebe,
Sudbury Road, Lavenham, Suffolk**

**DAVID
BURR**



5 The Glebe, Sudbury Road, Lavenham, Sudbury, Suffolk, CO10 9SN

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 property situated on a highly regarded and much sought after private cul-de-sac within short and convenient walking distance of amenities within one of East Anglia's most picturesque and well-served villages. The property contains accommodation over two levels which includes ample living space across a sitting room, dining room and garden room together with a kitchen/breakfast room, utility/boot room and a ground floor cloakroom. Upstairs, there are four bedrooms (one en-suite) and a family bathroom. Outside, the property provides plenty of off-street parking as well as an integral garage and a private, well-maintained, south facing rear garden.

A four bedroom detached property on a highly sought after private cul-de-sac close to village amenities and countryside walks.

Front door leading to:-

ENTRANCE HALL: With fitted coir matting, staircase rising to first floor with solid oak banisters and with a door leading into:

KITCHEN/BREAKFAST ROOM: With attractive travertine tiled flooring and a window directly overlooking the rear garden with a south facing aspect, allowing plenty of natural light. Matching range of base and wall level units with solid wood work surfaces incorporating a one and a half sink with mixer tap above and drainer to side, and a four ring John Lewis hob with extractor fan over. Integrated appliances include a Neff electric oven with Russel Hobbs microwave over, refrigerator and freezer and a Bosch dishwasher. Useful pantry cupboard off and door leading to:

DINING ROOM: With a continuation of travertine tiled flooring and plenty of room for a large dining table and chairs and openings to either side leading to:

SITTING ROOM: With ample space for seating arranged around a feature fireplace with a quarry tiled hearth (currently sealed but with the potential to be reinstated if required and subject to any necessary consents).

GARDEN ROOM: Created in 2017 as part of a programme of improvements carried out in 2017. With travertine tiled flooring and bi-folding doors opening onto terracing.

UTILITY/BOOT ROOM: With travertine flooring, a matching range of base and wall level units with wooden work surfaces incorporating a stainless-steel sink. Space and plumbing for a washing machine, space for tumble dryer and with a door opening onto the rear garden and internal door to garage.

CLOAKROOM: Well-presented with a WC and a vanity suite with a tiled splashback.

First Floor

LANDING: With access to loft storage space and doors leading to:

BEDROOM 1: A well-proportioned master bedroom with a door leading into:

EN-SUITE: Containing a corner shower with rainfall style showerhead and additional attachment below. WC, vanity suite and a chrome heated towel rail.

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BEDROOM 2: With a south facing outlook over the rear garden and twin double wardrobes.

BEDROOM 3: A versatile space which was created in 2017 as part of a wider programme of improvements. Currently utilised as an area to work from home and with a substantial wardrobe/storage cupboard off.

BEDROOM 4: A further double bedroom with a storage cupboard over the stairs.

FAMILY BATHROOM: With tiled flooring and a bath with mixer tap and rainfall style shower over. WC and wash hand basin.

Outside

In front of the property is a brick paviour driveway which provides off-road parking for at least two vehicles and leads onto the:

GARAGE: With up and over door, light and power connected and a personnel door leading into the utility.

Adjacent to the driveway is an area of lawn and well stocked flower beds. To the rear is a fully private and enclosed south facing garden with a stone paved terrace adjacent to the property itself providing an attractive area of seating. An expanse of lawn is bordered by colourful well-stocked beds with a further stone paved terrace with rose arbour in the corner.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water, drainage and electricity connected. Gas fired heating via radiators. **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: E.

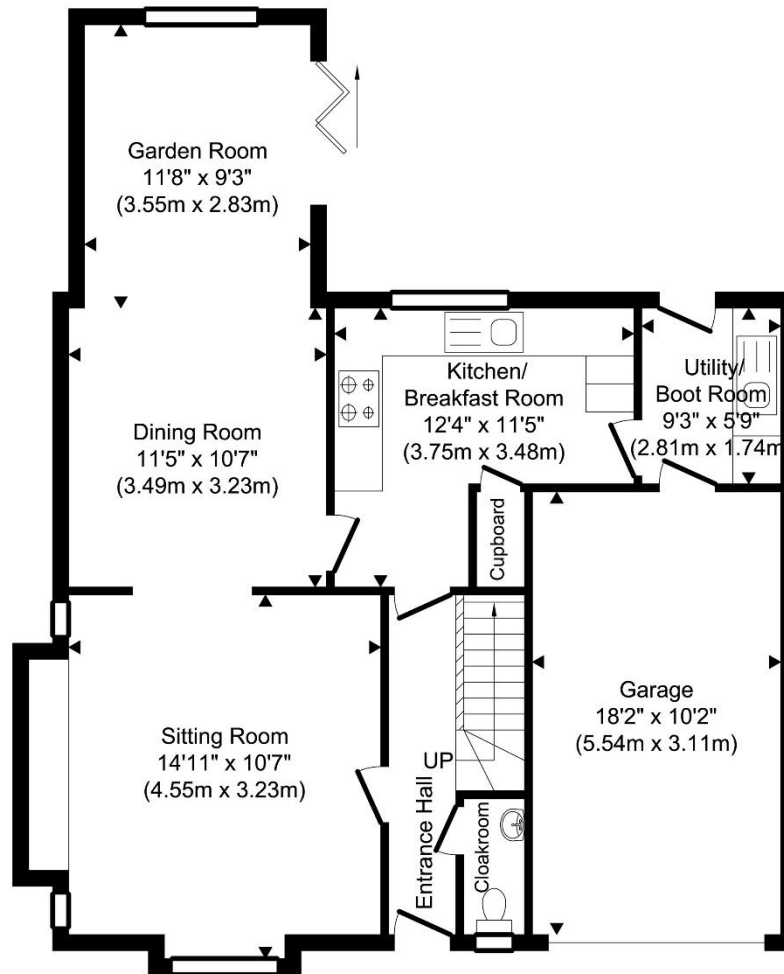
TENURE: Freehold

CONSTRUCTION TYPE: Brick

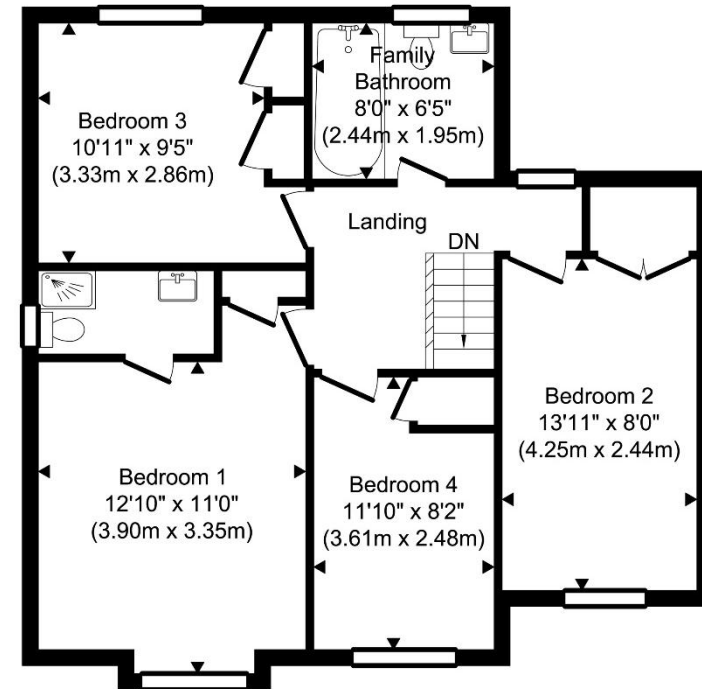
WHAT3WORDS: ///access.pocket.outbound

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
879.73 sq. ft.
(81.73 sq. m)



First Floor
Approximate Floor Area
624.73 sq. ft.
(58.04 sq. m)

TOTAL APPROX. FLOOR AREA 1504.47 SQ.FT. (139.77 SQ.M.)

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