



8 Deacons Close,  
Lavenham, Suffolk

DAVID  
BURR



# 8 Deacons Close, Lavenham, Sudbury, Suffolk, CO10 9TT

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 spacious three bedroom property enjoys green views to the front, a private rear garden and en-suite to master bedroom as well as off-road parking and garaging. This property is being offered with no onward chain.

**ENTRANCE HALL:** An inviting space with staircase rising to first floor, useful understairs storage cupboard and doors leading to:

**KITCHEN/BREAKFAST ROOM:** This room is fitted with a wide range of traditional matching units with a wood effect worktop and attractive tiled splashback, integrated appliances including a gas hob, eye-level oven and microwave oven with space for a washing machine, freezer and fridge with bay window to the front offering pretty views over the cul-de-sac green and space for a small breakfast table.

**SITTING ROOM:** A particularly elegant room with double french doors leading on to the conservatory with views over the garden beyond.

**CONSERVATORY:** This is a wonderfully light room with panoramic views over the rear garden, built on a solid brick plinth with electric lighting and central heating.

**CLOAKROOM:** A two piece suite consisting of a close coupled WC and wash hand basin.

## First Floor

**LANDING:** A large airing cupboard with linen shelving and door leading to:

**MASTER BEDROOM:** A generous double bedroom with space for other bedroom furniture as well as a bank of fitted wardrobes and views over the rear garden. Door leading to:

**EN-SUITE:** A three piece suite consisting of a pedestal wash hand basin, close coupled WC and corner shower cubicle with overhead shower and attractive tiled surround.

**BEDROOM 2:** A spacious and light double bedroom with two windows overlooking the green to the front.

**BEDROOM 3:** A single bedroom that has been more recently used as a study, with window overlooking the green to the front.

**BATHROOM:** A three piece suite consisting of a large panel bath, WC and wash hand basin.

## Outside

Set within a private cul-de-sac off the High Street in Lavenham, a long driveway leads to a garage and a private parking space. The garage has electric up and over door with light and power connected providing fantastic storage. A block paved footpath brings you to the property with a white picket fence to the front garden and views across the green to the front, both predominately laid to lawn with two central mature trees. To the rear of the property is the initial terraced seating area accessed off the conservatory,

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being of great space for entertaining and to enjoy the garden from, with mature shrub and flower borders, offering seasonal colour.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating by 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:** D.

**TENURE:** Freehold

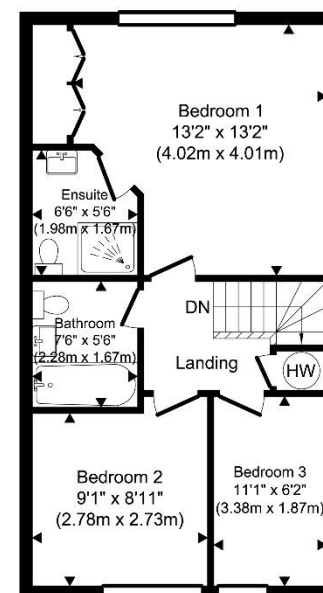
**WHAT3WORDS:** ///skinny.hardback.songbook

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

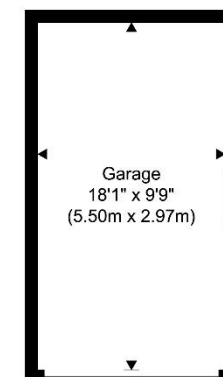
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Ground Floor  
Approximate Floor Area  
580.60 sq. ft.  
(53.94 sq. m)



First Floor  
Approximate Floor Area  
446.80 sq. ft.  
(41.51 sq. m)



Outbuilding  
Approximate Floor Area  
175.77 sq. ft.  
(16.33 sq. m)

TOTAL APPROX. FLOOR AREA 1203.19 SQ.FT. (111.78 SQ.M.)  
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