

## Summary

An immaculate Grade II Listed cottage with off road parking in the centre of Lavenham. This property boasts spacious accommodation with kitchen/diner, first floor bathroom and loft room. Externally is a beautiful cottage style garden with double gates providing off road parking.

## Description

### Approximate Room Sizes

LOUNGE 18' 11" x 10' 03" (5.77m x 3.12m) > 9'09" Sash window to front, fireplace with coal effect gas fire with cast iron surround and raised hearth, doors to understairs cupboard and staircase, solid oak flooring, two radiators

KITCHEN/DINER 23' 06" x 6' 11" (7.16m x 2.11m) Range of wall and base units with granite worktop, part tiled walls, stainless steel sink with mixer tap, space for range cooker, integrated fridge, freezer and washing machine, plate rack and book case. In the dining area is

French doors leading to the garden and radiator, solid oak flooring. Velux window and further window to side.

### LANDING

MASTER BEDROOM 11' 09" x 9' 08" (3.58m x 2.95m) Sash window to front, built in wardobes and radiator

BATHROOM Window to rear, panelled bath, part tiled walls, pedestal wash hand basin, close coupled WC and chrome towel rail radiator

BEDROOM TWO 9' 08" x 7' 09" (2.95m x 2.36m) Window to rear, airing cupboard, radiator

LOFT ROOM 10' 03" x 8' 08" (3.12m x 2.64m) RESTRICTED HEIGHT Velux windows and stripped floorboards

OUTSIDE A delightful garden which commences with paved patio area, steps leading to lawned area and pathway leading to end of the garden. Flower borders, various shrubs and climbers, archway to a block paved area which presently has a couple of sheds in, ideal for parking as has double gates to the rear.

## Additional Information

Local Authority – Babergh District Council

Tenure – Freehold

Services – Gas Central Heating

Post Code – CO10 9QT

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GKM**  
Financial Services



### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Church Street | Lavenham | CO10 9QT

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£365,000

- Grade II Listed
- Off Road Parking
- 2 Bedrooms
- Character Cottage
- Loft Room
- First Floor Bathroom
- Central Location