

Summary

Located in central Lavenham in the highly regarded Ropers Court. Originally a 3 bedroom house, the property now benefits from 2 double bedrooms, ensuite bathroom, separate first floor shower room & ground floor WC, fitted kitchen & utility, large lounge & separate dining room, garage & driveway.

Description

Approximate Room Sizes

ENTRANCE HALL Double glazed door to front, radiator, stairs to first floor, boiler cupboard housing a ground mounted gas fired boiler, under stairs storage cupboard.

GROUND FLOOR WC Double glazed window to front, close coupled WC, pedestal wash hand basin, water softener. radiator.

LOUNGE L Shaped 6.45m>2.2m x 4.5m>2.97m Double glazed window to side, double glazed sliding patio doors to side, 2 radiators, feature real fire flame gas fire.

Dining Room 15' 9" x 8' 9" (4.81m x 2.69m) Double glazed windows to front & rear, radiator.

KITCHEN 10' 11" x 10' 10" (3.35m x 3.32m)

Double glazed window to front, range of base & wall units, hard wood worktops with inset 1 1/2 bowl & drainer sink unit. Integrated hob, cooker, extractor, fridge freezer & dishwasher. Tiled splash backs.

UTILITY ROOM 8' 2" x 5' 8" (2.5m x 1.73m)

Double glazed door to side, range of base units, roll edge work surface, single bowl & drainer sink unit, space for appliances, tiles splash backs.

FIRST FLOOR LANDING Double glazed window, double airing cupboard, large walk in storage cupboard.

BEDROOM 1 14' 10" x 11' 7" (4.53m x 3.54m) Double glazed window to rear, built in wardrobe, door to.

ENSUITE BATHROOM Double glazed window to side, 4 piece suite comprising close coupled WC, pedestal wash hand basin, bidet, corner bath with mixer taps & shower attachment, part tiled, radiator.

BEDROOM 2 9' 8" x 9' 3" (2.96m x 2.84m) Double glazed window to front, radiator, built in double wardrobe.

SHOWER ROOM Double glazed window to side, 4 piece suite comprising low level WC, vanity wash hand basin, bidet, shower cubicle, part tiled, radiator, range of fitted cupboard & drawers.

OUTSIDE The gardens are laid mainly to the sides & front of the property. To the front & one side the garden is lawned with a range of mature shrubs & trees, to the other side is a patio leading out from the lounge.

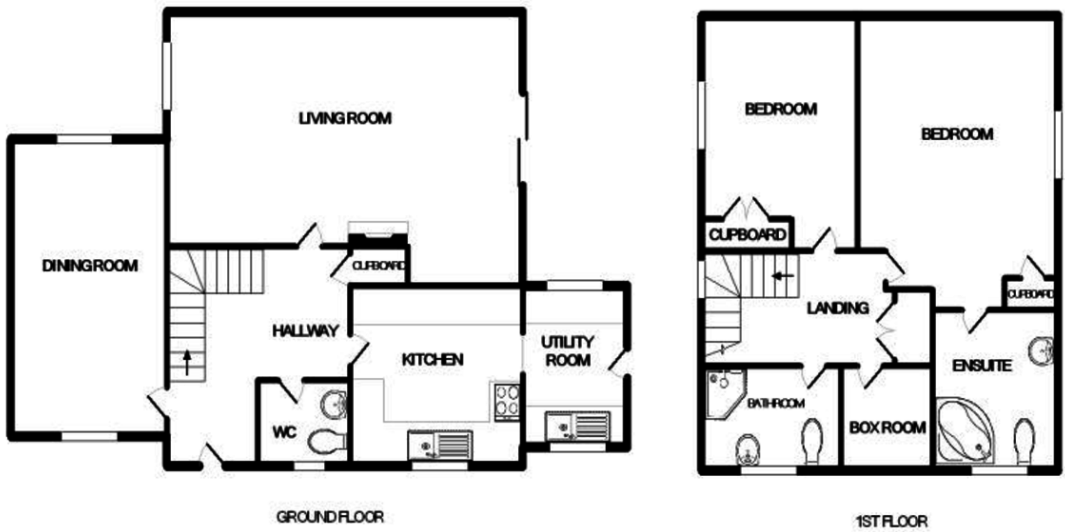
GARAGE Single garage & parking for 2-3 cars.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – E
Tenure – Freehold
Services – Gas Heating, Water, Electric
Post Code – CO10 9PU

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.

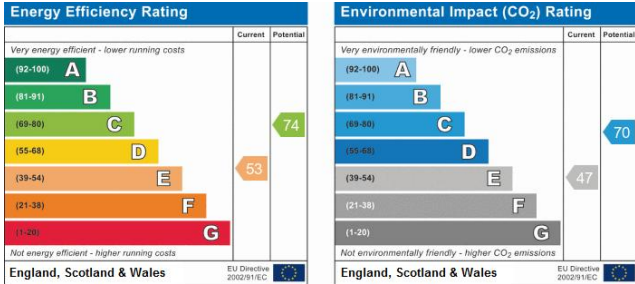


If you would like to speak to one of our mortgage advisors call now – 01787 468400

GKM
Financial Services



Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Ropers Court | Lavenham | CO10 9PU

Located in central Lavenham in the highly regarded Ropers Court. Originally a 3 bedroom house, the property now benefits from 2 double bedrooms, ensuite bathroom, separate first floor shower room & ground floor WC, fitted kitchen & utility, large lounge & separate dining room, garage & driveway.

£395,000

- Desirable Village Location
- Close to Amenities
- Two Reception Rooms
- Utility Room
- Two Bedrooms
- Two Bathrooms
- Garage & Off Road Parking