

## Description

### Approximate Room Sizes

**THE PROPERTY** The sitting room is a well-proportioned space with a spiral staircase rising to the first floor and a window to the front aspect. It features a doorway leading to a kitchen equipped with a range of base and wall level units, wood effect worksurfaces, a stainless-steel sink, and tiled splashbacks. The kitchen also offers space for a free-standing cooker and has a door leading to the rear garden, along with a useful storage cupboard. Adjacent to the kitchen is a utility area with space and plumbing for a washing machine, as well as housing the boiler.

On the first floor, there is a versatile landing/occasional bedroom with a window overlooking the street scene. This space connects to a bedroom with an outlook to the rear, the flat roof below could offer fantastic space for additional outdoor seating. The bathroom on this floor contains a panel bath, WC, and pedestal wash hand basin.

Outside, the rear garden primarily consists of hardstanding, accompanied by an outbuilding in need of refurbishment. Access to the rear garden is through a gate leading to rear access.

**THE LOCATION** This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance

of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry Potter House' adds a touch of magic to

the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

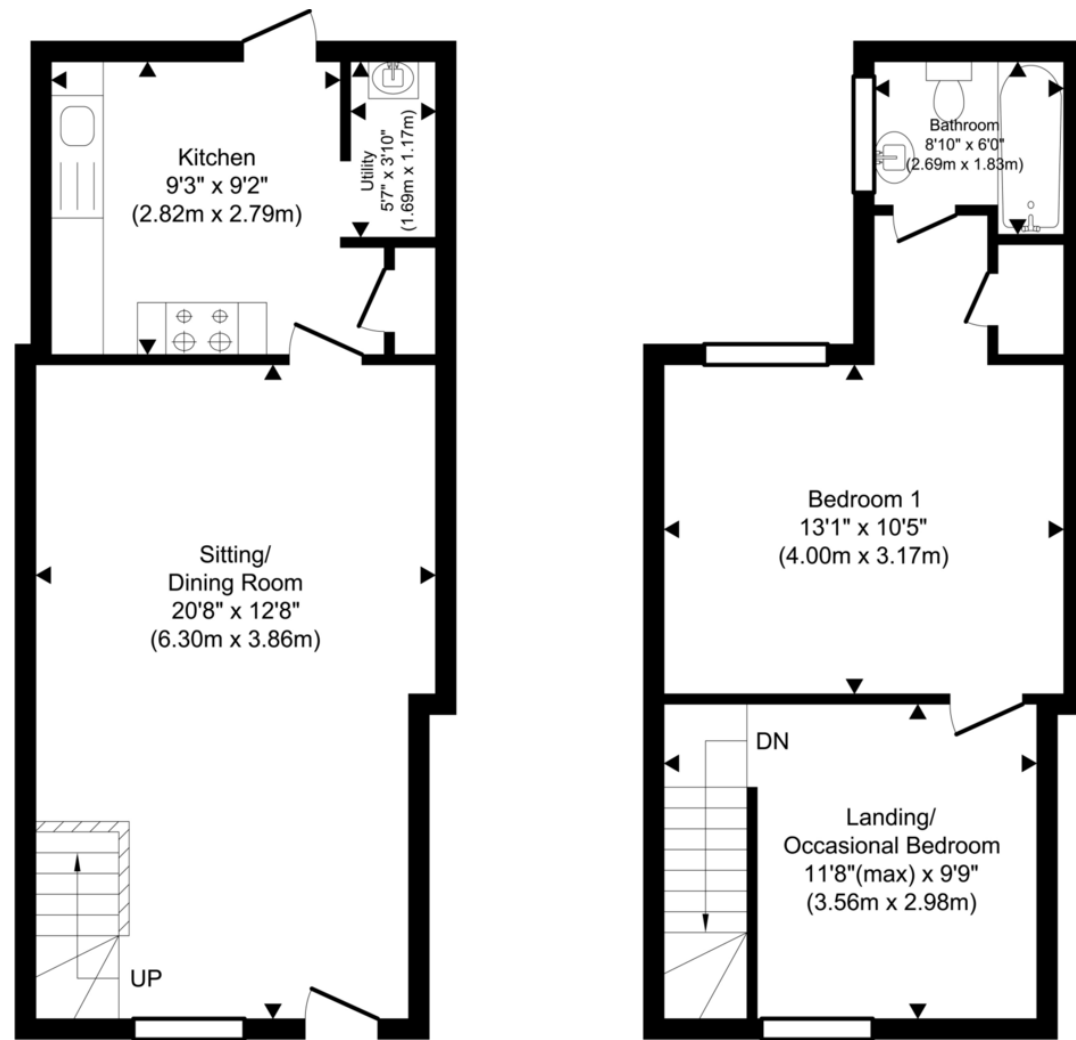
Post Code – CO10 9PT

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Ground Floor  
Approximate Floor Area  
369.52 sq. ft.  
(34.33 sq. m)

First Floor  
Approximate Floor Area  
310.43 sq. ft.  
(28.84 sq. m)

TOTAL APPROX. FLOOR AREA 679.95 SQ.FT. (63.17 SQ.M.)

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2023

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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto: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 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



### High Street | Lavenham | CO10 9PT

Offers in the excess of £250,000

A grade II listed property situated in the heart of Lavenham. Boasting a spacious sitting/dining room, kitchen, utility area, landing bedroom, master bedroom and first floor bathroom. The property also has a small courtyard garden and potential to create a balcony from the first floor. NO ONWARD CHAIN.

- Grade II Listed
- Sitting/Dining Room
- Kitchen & Utility Area
- Landing Bedroom
- Master Bedroom
- First Floor Bathroom
- Courtyard Garden