



Ropers Court | Lavenham, Suffolk, CO10 9PU



Features

- 4/5 Bedrooms
- Observatory With Stunning Views
- Recently Landscaped Rear Garden
- Dual Aspect Kitchen/Diner
- Dual Aspect Sitting Room
- Integral Garage
- Walking Distance To Lavenham's Historic Centre

A stunning 4/5-bedroom town house tucked in a quiet location just off Lavenham's High Street. Boasting an observatory giving 360° panoramic views and a recently landscaped rear garden. With flexible accommodation this property is spread over 3 floors with an integral garage, study/bedroom, shower room and utility room to the ground floor. Dual aspect kitchen/dining room, dual aspect sitting room and balcony to the 1st floor. Three bedrooms and bathroom to the 2nd floor with the observatory located above. Centrally situated in the thriving village of Lavenham which enjoys a range of shops, restaurants, public houses, a well-regarded primary school and a nursery school. Lavenham also offers a wide range of essential amenities such as a pharmacy, butcher, baker, two Co-op stores, a doctor's surgery and other specialist shops. Lavenham is conveniently placed for access to Sudbury, Hadleigh, Long Melford and Bury St Edmunds.



CANOPY PORCH

Formed under the bottom of the loading tower, with fine Victorian cast iron brackets and iron support columns. Entry buzzer with speaker 'phone and remote-control door lock switch from upstairs.

HALL

Timber panelled and glazed front door opening from beneath the loading gantry, which provides a large porch. Radiator, stairs leading up with natural pine banisters, handrail and small understairs cupboard. Connecting door to garage.

BEDROOM 5

12' 3" x 10' 6" (3.73m x 3.2m)

With wide window to the front. Radiator.

LAUNDRY/UTILITY ROOM

8' 6" x 7' 6" (2.59m x 2.29m)

With a window to the rear and door to the rear garden, stainless steel sink in base unit with cupboards below and spaces for washing machine, tumble dryer, freezer etc. Range of wall cupboards.

SHOWER/CLOAKROOM

White suite comprising of dual flush low-level WC, matching pedestal wash hand basin, fully tiled large/double sized shower cubicle with opening glass door and wall mounted shower assembly, wall mounted electric heater, radiator and window to rear aspect with opaque glazing.

THE GARAGE

19' x 12' (5.79m x 3.66m)

A good sized integral garage with up and over door to the front, window to the rear, connecting door to the reception hall. Gas and electricity meters, good level concrete floor, power and light.

FIRST FLOOR LANDING

18' x 6' (5.49m x 1.83m)

Window to the rear. Pair of french doors to the front opening onto the balcony. Pine banisters and handrail with stairs leading down and up. Radiator.

BALCONY

7' x 7' (2.13m x 2.13m)

With original loading gantry and now a balcony with space for table and chairs and given shelter by the tower above. Fine old Victorian cast iron brackets, quarry tiled floor.

KITCHEN BREAKFAST ROOM

17' 8" x 11' 5" (5.38m x 3.48m)

A stunning double aspect room with high ceilings that is bright and airy with window to the rear and front aspect. The kitchen is fitted in a shaker style with a range of wall and base cupboards with complimentary marble effect roll-edge working surfaces and fitted splashbacks. The kitchen features a gas 4 ring hob with extractor hood over, integrated oven, dish washer and fridge & freezer, white ceramic sink and drainer, radiator, wall mounted British Gas boiler supplying central heating and hot water.





SITTING ROOM

18' 6" x 11' 6" (5.64m x 3.51m)

A double aspect room with a secondary glazed windows to the rear and to the front. Feature wrought iron fireplace. Two radiators

SECOND FLOOR LANDING

With a secondary glazed window to the rear, radiator, loft hatch, airing cupboard.

BEDROOM 1

12' x 11' 6" (3.66m x 3.51m)

Secondary glazed window to the front. Radiator.

BEDROOM 2

11' x 9' (3.35m x 2.74m)

Secondary glazed window to the front. Radiator.

BEDROOM 3

12' x 9' (3.66m x 2.74m)

Secondary glazed window to the rear, radiator, staircase leading up to the attic and observation room.

BEDROOM 4/STUDY

8' 6" x 6' 6" (2.59m x 1.98m)

At the top of the loading tower, a delightful triple aspect room with windows to the front and either side overlooking Ropers Court, the village roofscapes and the church tower. Radiator.

BATHROOM

Features a white suite comprising of large panelled 'P-shaped' bath with fully tiled enclosure, glass shower screen and shower with wall mounted controls, dual flush low level WC, pedestal wash hand basin with tiled splashback, radiator and window to the rear aspect with opaque glazing.

ON THE THIRD FLOOR

OBSERVATION TOWER

6' 6" x 6' 6" (1.98m x 1.98m)

Reached by a staircase from bedroom 4 through a hatch, through the loft and then up an original winding staircase. This is the observation tower from which William Roper would look out over his mill and the whole village. It is the second highest viewpoint in the village after the church tower itself and has an uninterrupted view right across the horizon through 360 degrees – a wonderful feature.

OUTSIDE

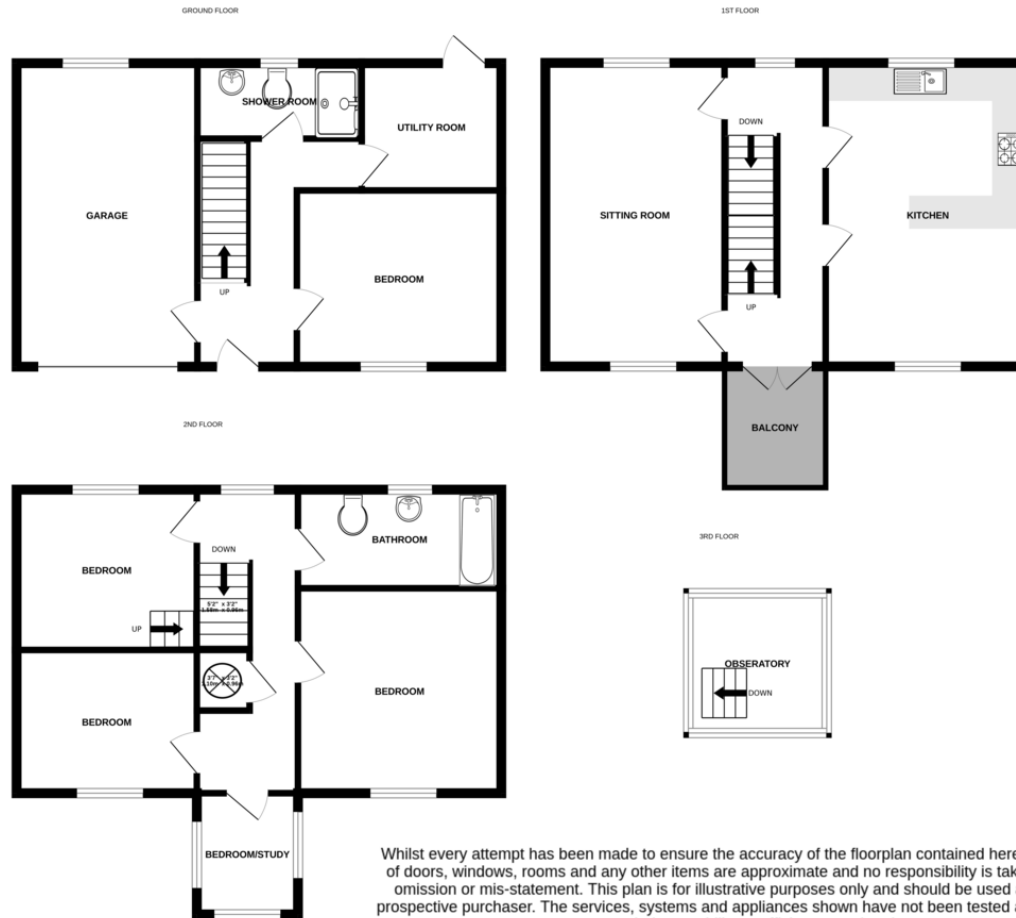
To the front of the property is a small garden with white picket fence and laid with shingle creating a quiet seating area. Up and over door provides vehicular access to the garage.

REAR GARDEN

29' 8" x 23' 9" (9.04m x 7.24m)

The rear garden is predominately laid to paving stone with a red brick wall to the rear and wood panel fencing to either side, flower beds retained by sleepers to either side of the garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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