

## Description

### Approximate Room Sizes

**THE PROPERTY** The open-plan downstairs area is the heart of the home, featuring a sleek and functional kitchen equipped with premium appliances, including an oven, hob, and extractor hood, integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. This opens out to the sitting/dining room which has views over the rear garden and benefits from an under stair storage cupboard. The ground floor also benefits from a conveniently located separate WC which adds to the practicality of this space.

Upstairs, you will find two generously sized double bedrooms. The master bedroom boasts a spacious fitted wardrobe, providing ample storage. The family bathroom is equipped with high-quality sanitaryware and a shower over the bath, complemented by a stylish shower screen.

The outdoor area is just as impressive, offering two dedicated parking spaces situated alongside the property for easy access. The garden is a perfect retreat, featuring lush turf and elegant patio slabs.

**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.

### AGENTS NOTE

Estate Charge - £240 per annum

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

KITCHEN 9' 9" x 7' 5" (2.97m x 2.26m)

SITTING/DINING ROOM 14' 11" x 11' 9" (4.55m x 3.58m)

MASTER BEDROOM 12' 4" x 10' 8" (3.76m x 3.25m)

BEDROOM TWO 10' 6" x 7' 10" (3.2m x 2.39m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

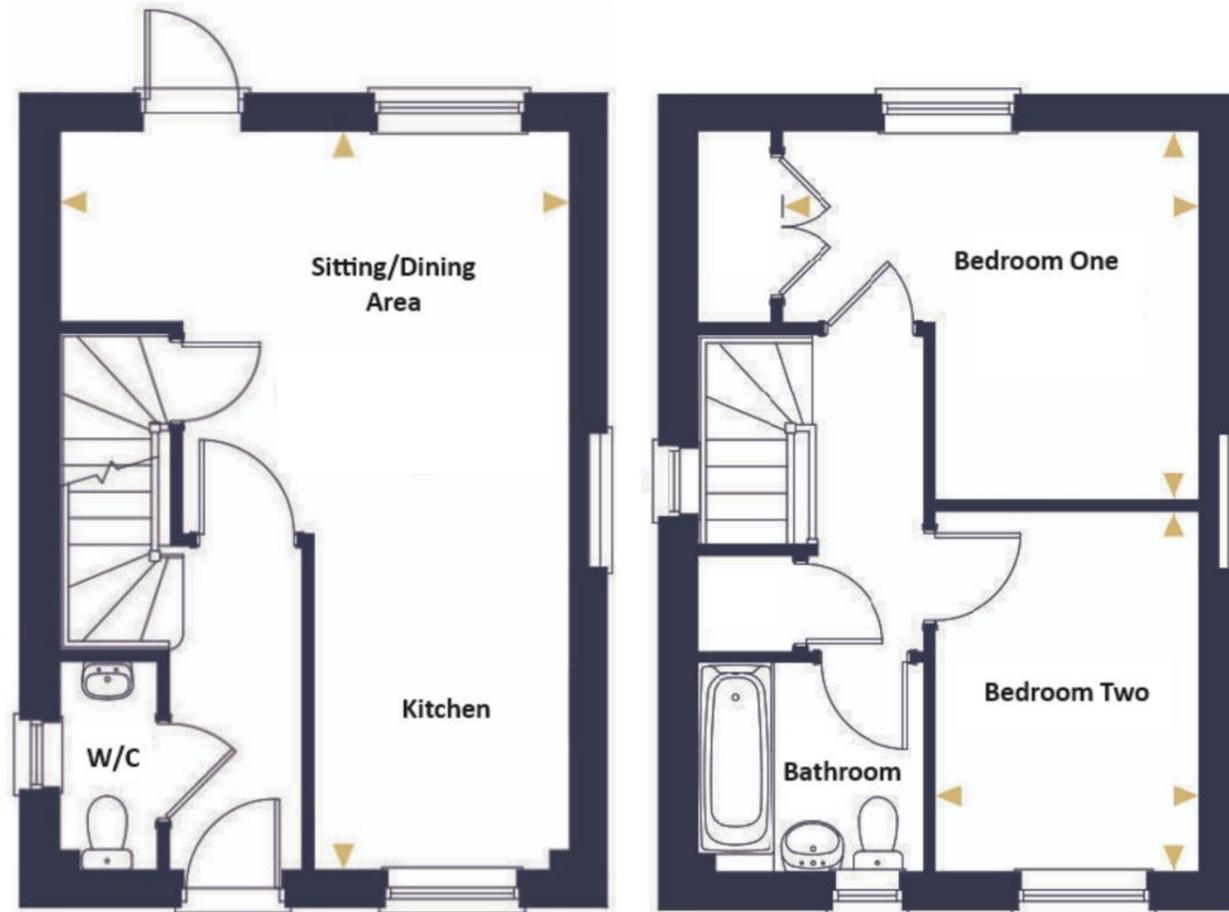
Post Code – CO10 9SQ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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		96 A
81-91	B	82 B	
69-80	C		
55-68	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

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

## Quilter Road | Lavenham | CO10 9SQ

£325,000

Located on a sought after development in the historic village of Lavenham, this property boasts an open plan layout with a modern fitted kitchen opening into the sitting/dining room, ground floor w/c, two bedrooms and bathroom to the first floor. Ample off road parking and a private rear garden. No Onward Chain.

- Two Bedrooms
- Highly Sought After Development
- Historic Village Location
- Open Plan Living
- Ground Floor W/C
- First Floor Bathroom