

Summary

Approximate Room Sizes

THE PROPERTY A welcoming entrance features a front door leading into the hallway, which provides access to the downstairs WC, living room, and kitchen/diner, with stairs ascending to the first floor.

The ground floor WC includes a wash hand basin and toilet for convenience.

The spacious living room is enhanced by a bay window to the front, filling the space with natural light, and a radiator for added comfort.

In the generously sized kitchen/diner, you'll find French doors opening to the rear. This modern kitchen is well-equipped with wall and base units, integrated oven, hob with extractor, fridge/freezer, dishwasher, and washing machine. All windows throughout the property are double glazed.

Upstairs, the first-floor landing leads to all rooms. The large master bedroom features a window to the front and an ensuite bathroom, which includes a shower unit, toilet, and wash hand basin.

The second bedroom is a sizeable room with a window to the rear, and the comfortable third bedroom also features a window to the rear.

The rear garden is laid to lawn with a path leading to the rear gate, which provides access to two allocated parking spaces.

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 - £175 per annum

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 71 Mbps and upload speeds of up to 16 Mbps (Ofcom data)

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

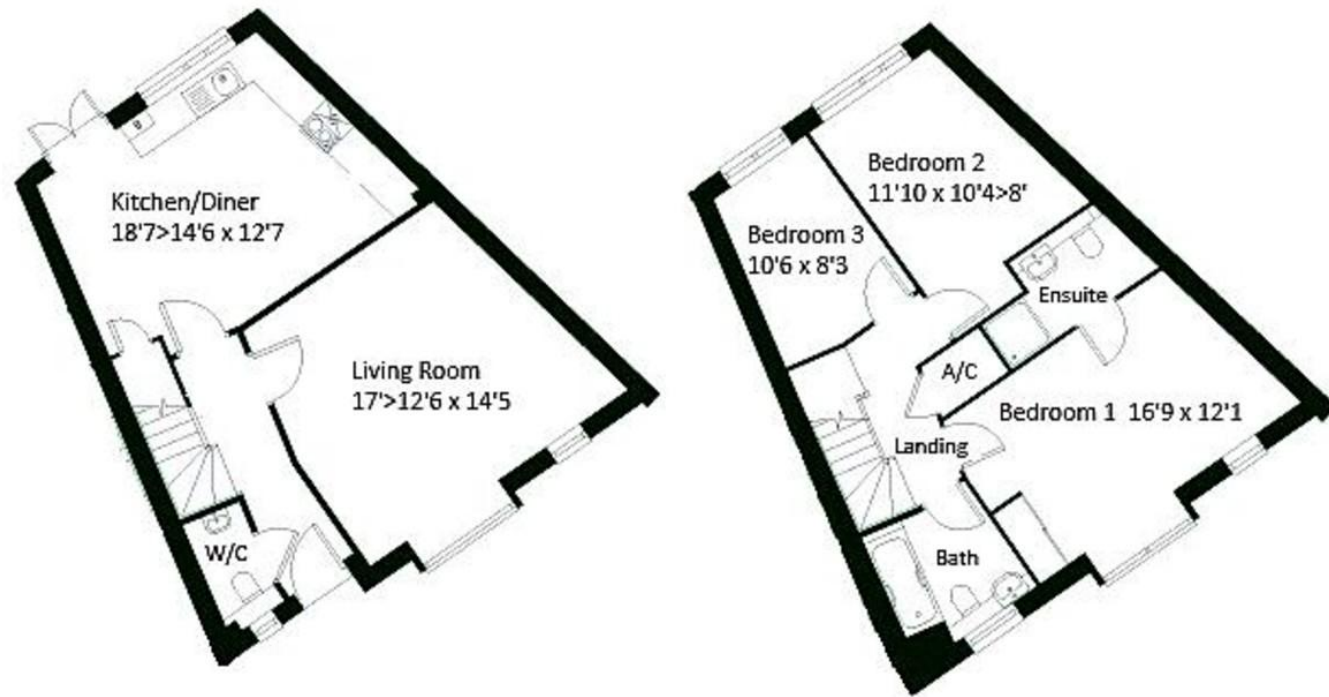
Post Code – CO10 9QD

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		95 A
81-91	B	84 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

Preston Road | Lavenham | CO10 9QD

£350,000

Located in the historic village of Lavenham is this three bedroom mid terraced home, offering contemporary living space a short walk from all of the village amenities. Benefits include, living room, fitted kitchen/dining room, ground floor WC, bathroom, ensuite, and parking for two cars.

- Three Bedrooms
- Sitting Room
- Kitchen/Diner
- Ground Floor WC
- First Floor Bathroom
- Ensuite To Master Bedroom
- Two Allocated Parking