

£300,000

Quilter Road, Lavenham





THE PROPERTY

This stylish home features a bright, open-plan ground floor with a modern kitchen, complete with integrated oven, hob, extractor, fridge/freezer, and dishwasher, plus plumbing for a washing machine. The sitting/dining area overlooks the rear garden and includes under-stair storage. A separate WC adds convenience to the ground floor layout.

Upstairs, there are two spacious double bedrooms. The master includes a fitted wardrobe, while the bathroom is fitted with quality sanitaryware, a shower over the bath, and a sleek glass screen.

Outside, the property boasts two allocated parking spaces and a private rear garden with lush lawn and patio—perfect for relaxing or entertaining.

THE LOCATION

Set in the heart of Suffolk, the historic village of Lavenham is famed for its medieval charm and stunning timber-framed buildings. Once a prosperous wool town, its rich heritage is reflected in landmarks like the Guildhall and beautifully preserved homes lining its streets.

Lavenham offers an excellent selection of local amenities including pubs, award-winning restaurants, boutique shops, tea rooms, a primary school, and a doctor's surgery. The village thrives with community spirit and hosts a monthly farmers' market featuring local produce and crafts.

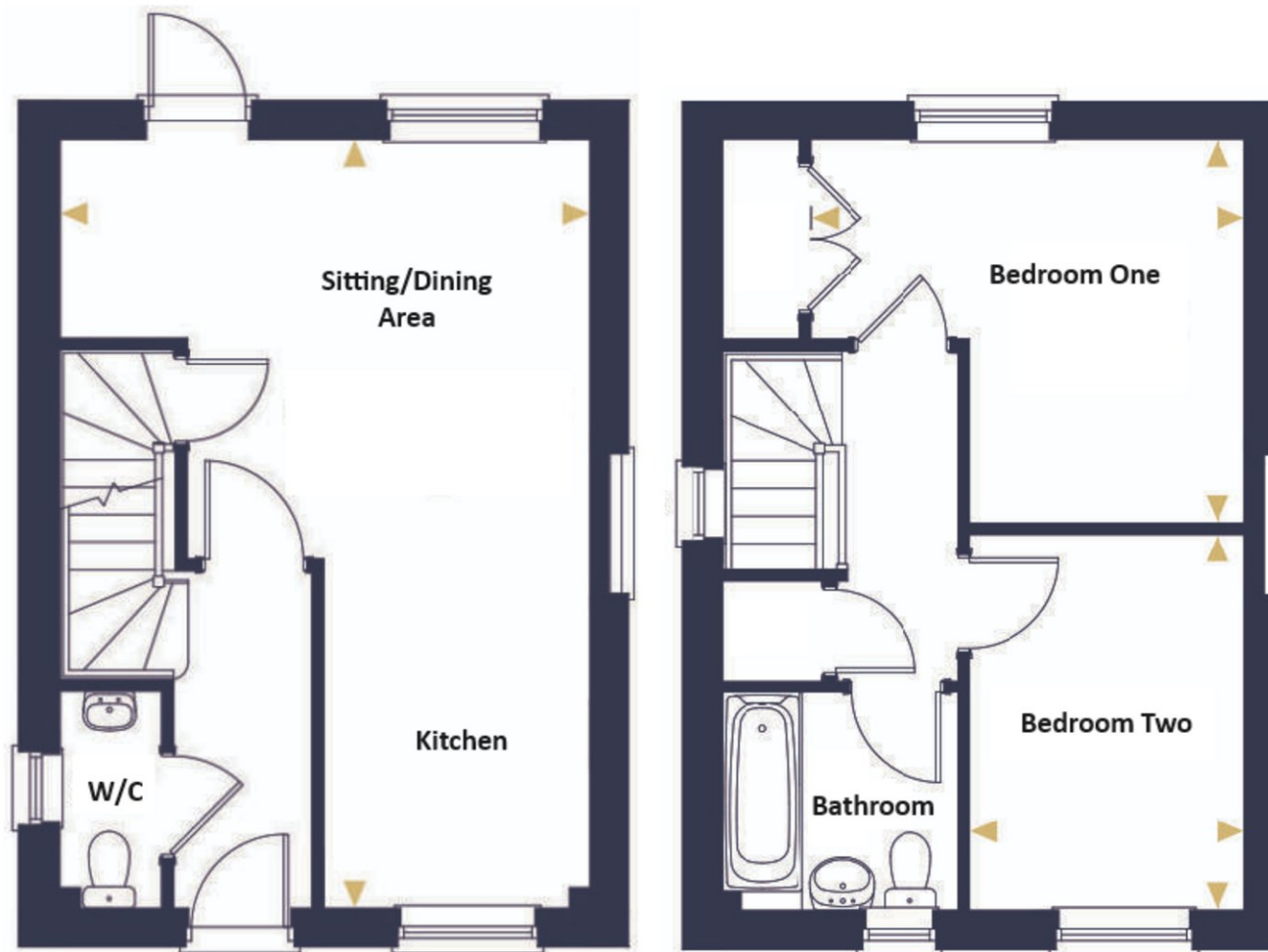
Enjoy scenic countryside walks, including the railway path to Long Melford, and discover attractions like the magical De Vere House—known to many as the 'Harry Potter House'.

Lavenham isn't just a place to live—it's a lifestyle, offering timeless beauty, historical depth, and a welcoming community. This is Suffolk living at its most enchanting.









Council & Council Tax Band – Band B -
Babergh District Council

Tenure – Freehold

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
downloads 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS