



**£260,000**

Spring Street, Lavenham



## The Property

This charming home welcomes you with an entrance hall leading into a well-appointed kitchen and a spacious living/dining room. The kitchen features attractive wooden worktops, ample storage, and integrated appliances including a double oven, separate oven, hob with extractor, and dishwasher, with space for additional white goods. A rear window and door provide natural light and access to the garden.

The living/dining room benefits from a large front-facing window, while the adjoining sunroom adds further light and offers a cosy space ideal for entertaining or relaxing.

Upstairs, the property boasts two double bedrooms, both with built-in wardrobes. The main bedroom also includes an additional storage cupboard. A well-presented shower room serves both rooms, fitted with a shower, WC, and vanity basin with storage.

Outside, the rear garden features a patio, lawn, summer house, and extra seating—perfect for enjoying sunny days. The front of the home provides ample off-road parking.

## The Location

Situated in the heart of Suffolk, Lavenham is one of England's best-preserved medieval villages, brimming with character and historic charm. Its timber-framed buildings and iconic Guildhall reflect a rich heritage rooted in the wool trade.

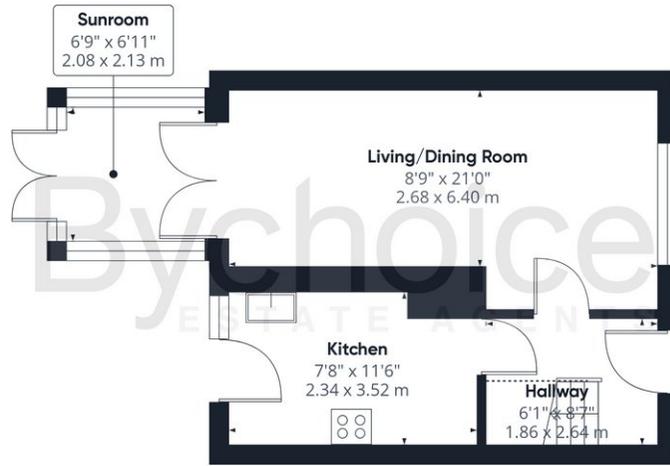
The village offers a superb selection of local amenities, including a well-regarded primary school, doctor's surgery, independent shops, traditional pubs, restaurants, tea rooms, and the popular Lavenham Farmers' Market.

Lavenham also boasts scenic walking routes, including the railway walk to Long Melford, and landmarks such as the famous De Vere House, known as the 'Harry Potter House'. Lavenham offers an exceptional lifestyle blending community, history, and countryside living.









Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

700.07 ft<sup>2</sup>  
65.04 m<sup>2</sup>

**Reduced headroom**

15.42 ft<sup>2</sup>  
1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 61 Mbps and upload speeds of up to 12 Mbps (Ofcom data)

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

Rights and Restrictions - Flying Freehold. Access to alleyway

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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.

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