



**Offers in excess of £565,000**

**The Glebe, Sudbury Road, Lavenham,  
Suffolk**





## THE PROPERTY

This spacious four-bedroom detached home offers versatile living in a desirable village setting. The entrance hall leads to all principal ground floor rooms. The bright living room features a charming fireplace and a large front-facing window, with double doors opening into the dining room.

The dining area enjoys views of the rear garden via sliding doors and provides easy access to the well-equipped kitchen, which includes ample cupboard and worktop space, integrated appliances, and an inset sink. A separate utility room offers further space for white goods and rear garden access. Furthermore, the kitchen benefits from a pantry, offering additional storage and convenience.

A ground floor study/sitting room provides the perfect space for home working, alongside a cloakroom/WC.

Upstairs, the landing leads to four bedrooms, three of which are generous doubles. The main bedroom benefits from two built-in wardrobes and an en-suite with a bath and shower over. All bedrooms include built-in storage, with a family bathroom serving the remaining rooms.

Outside, the large rear garden combines lawn and patio areas—ideal for entertaining. A double garage and ample off-road parking complete the offering.

## THE LOCATION

Situated in the historic village of Lavenham, this home offers a unique lifestyle surrounded by rich heritage. Famed for its medieval timber-framed buildings and historic landmarks such as The Guildhall, the village boasts charm and character throughout.

Lavenham provides a range of amenities including pubs, restaurants, tea rooms, independent shops, a Co-op, primary school, GP surgery, and a regular farmers' market. Enjoy scenic countryside walks, including the popular railway path to Long Melford.





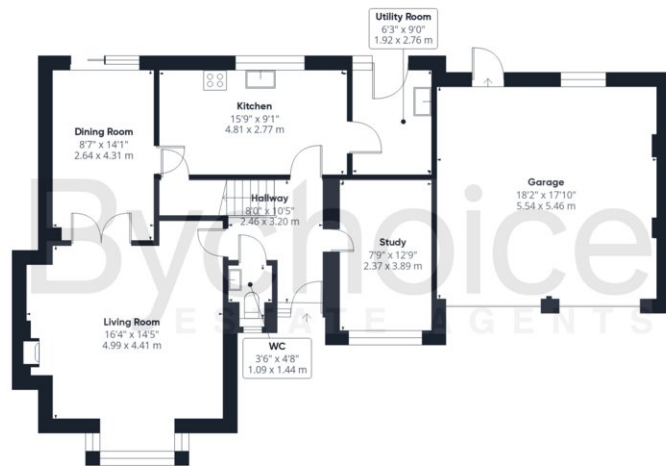




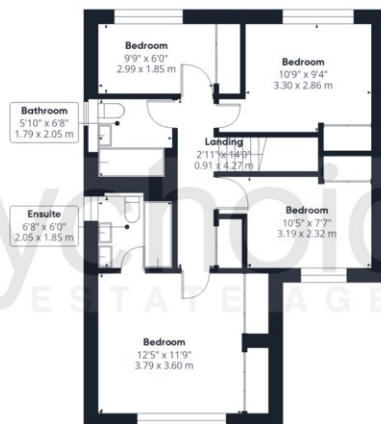








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
1694 ft<sup>2</sup>  
157.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1800mbps and upload speeds of 220mbps.

Mobile Coverage – Voice & Data likely outdoor with EE, O2, Three & Vodafone

Utilities – Mains drainage, Water, Electric, Gas central heating

Property Construction – Standard Brick Construction

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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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