

oakheart

£475,000

Offers In The Region Of
Bolton Street, Lavenham



A charming and spacious unlisted three bedroom cottage located on a highly sought-after street within the beautiful picturesque village of Lavenham. This home provides three double bedrooms, spacious ground floor accommodation space, a low maintenance rear garden and a studio, making it the perfect countryside retreat!

Entry to this home is gained to an internal entrance hall providing access to a storage area and stairs rising to the first floor. A generously sized dual-aspect reception room with views of the charming street scene and cottage garden. The high-quality solid oak flooring continues throughout, complementing the central

fireplace, which features a brick hearth, wooden surround, and an inset electric stove. Recessed storage shelving is neatly positioned on one side of the chimney breast, adding both functionality and character to the space. Neighbouring the living room is the kitchen finished with quarry tiled flooring featuring a range of shaker style floor and wall mounted units topped with timber work surfaces and splashbacks, integrated oven with four ring gas hob, an inset stainless steel sink and drainer unit with chrome mixer tap and sliding doors opening to the rear garden. Concluding the ground floor is the family bathroom featuring a bath with shower over the tub, low level WC and wash hand basin. To the first floor are three well sized

double bedrooms. The principal suite benefits from extensive fitted wardrobe space and an en-suite cloakroom featuring a low level WC and wash hand basin.

Wooden double gates provide pedestrian access to the rear garden, where a spacious paved terrace offers room for outdoor dining. The property includes several outbuildings: a utility/store with plumbing, shelving, and power; a workshop with fitted benches, power, and light; and a versatile studio with large windows, a wood-burning stove, and power. The low-maintenance garden features an elevated terrace, flowerbeds, and a mature apple tree.





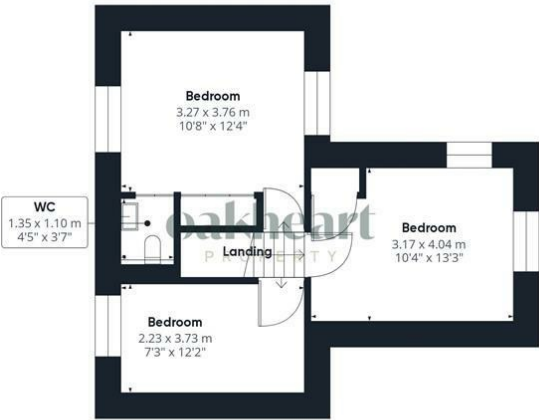




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Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]
82.1 m²
883.72 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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