

oakheart

£200,000

Price Guide

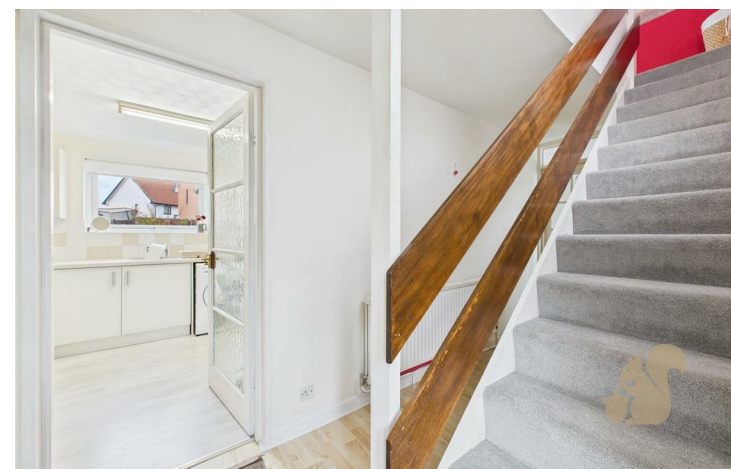
Harwood Place, Lavenham

Ideally located for those seeking convenient access to countryside walks, village amenities and excellent transport links, this well-maintained home enjoys a desirable setting within walking distance of the beautiful and renowned village of Lavenham. Here, residents can enjoy a fantastic selection of shops, two Co-op supermarkets, family-run butchers, popular pubs and restaurants, including fine dining and a local Indian takeaway. The larger market town of Sudbury is just five miles away, offering additional shopping and leisure facilities along with a rail link to London Liverpool Street via Marks Tey.

The property has been lovingly owned for many years and provides generous living accommodation, including a rear extension creating a quality PVC conservatory that enjoys views across the garden. The ground floor features a welcoming reception hall, a cloakroom, a well-equipped kitchen and a bright, open-plan sitting and dining room. The first floor offers three comfortable bedrooms and an impressive family bathroom.

The reception hall provides an immediate sense of space, complete with

wood-effect flooring, a built-in cupboard housing the gas-fired boiler (approximately five years old), and stairs rising to the first floor. The kitchen is fitted with a good range of contemporary units and worktops, with space for appliances and an open decorative arch leading through to the generous sitting and dining room, which features dual-aspect windows and provides an ideal space for family living and entertaining. A part-glazed door from the kitchen opens into the conservatory, a bright and versatile room with tiled flooring and French doors leading directly into the garden.









Local Authority:

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(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.

Oakheart Sudbury

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