



Lower Road, Lavenham

Sheridans







# Lower Road, Lavenham CO10 9QL

Guide Price £500,000

A fine modern detached 4 bedroomed house on the edge of the historic village of Lavenham.

Understood to have been built about thirty years ago of traditional brick construction beneath a tiled roof, this superb modern house, provides a surprising level of particularly light and airy accommodation complemented by spacious rooms, delightful gardens and plenty of parking with double garage. The house enjoys a prominent elevated setting on the edge of one of Suffolk's most sought after and historic villages with all local facilities within a short walk from the house.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of a spacious reception hall with stairs off to first floor with under stairs cupboard and door to a cloakroom. The spacious dual aspect sitting room is a lovely reception with fireplace and sliding glass doors leading to the conservatory, enjoying views of the gardens. The separate dining room is an ideal reception for entertaining with door to reception hall and folding doors to the sitting room. The kitchen breakfast room is fitted with a range of storage units, providing plenty of drawer and cupboard space complemented by built-in appliances and a utility area completes the ground floor accommodation.

On the first floor, a landing with airing cupboard leads to the four comfortable bedrooms including the spacious dual aspect principal bedroom with dressing area with fitted wardrobe cupboards and en-suite shower. The three remaining bedrooms are served by the family bathroom, completing the first floor accommodation.

### Outside

The house is approached along a driveway providing off road vehicle parking and access to the detached double garaging with electric roller door and power and lighting connected.

Exceptionally good frontage onto Lower Road with 6' brick and flint walls on either side, screening the garden and parking area respectively. The house is

slightly elevated with a grass bank and shrubs, and flagstone steps up to the front door, with a path leading round through a gate between the house and garage to the back door and rear. There is a wide greensward opposite giving a pleasant outlook with Spring Street beyond.

Lovely mature garden, the boundaries being mainly wall with 6' brick walling or lower walling with piers and fences in between. The end of the house (conservatory) faces south so the garden gets the sun throughout the day. It is very well stocked with a large lawn, flower and shrub borders all around, an apple tree and other ornamental trees.

### Location

Lavenham is often described as one of England's finest preserved medieval villages. With its fortunes arising from the wool cloth trade in the 15th and 16th Centuries, the village has a magnificent parish church and a wonderful selection of ancient houses and cottages dating from Tudor timber buildings through the Georgian period to the Victorian era. Today Lavenham is a vibrant village with a most active community and a useful range of shops including a butcher, pharmacy with post office counter, bakery, traditional grocer's store, newsagents and two useful Co-op supermarkets. There are also a number of interesting shops and galleries and several fine public houses and restaurants. There is a well regarded primary school and a doctor's surgery.

Lower Road is right on the edge of the village on the eastern side, down by the River Brett with open fields behind. The house has some nice views over countryside from the upstairs windows at the back.

### Directions

At the northern end of Lavenham High Street, turn right signposted to Preston St Mary and then right again into Lower Road. Follow along and the house is on the left, almost opposite Spring Street.  
<https://what3words.com/ever.mystery.consoles>

### Services

Mains electricity, gas, drainage and water. Heating - Gas fired radiator central heating

- Fine 4 bedroom detached family house on village edge
- Part-walled gardens
- Ample parking and double garaging
- Short walk to historic village centre
- No onward chain, cloakroom, utility room
- Sitting room
- Dining room, conservatory
- Kitchen breakfast room
- Principal bedroom with dressing area and en-suite
- Three remaining bedrooms, family bathroom

Council Tax: Babergh Band: F

Broadband speed: Up to 41 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

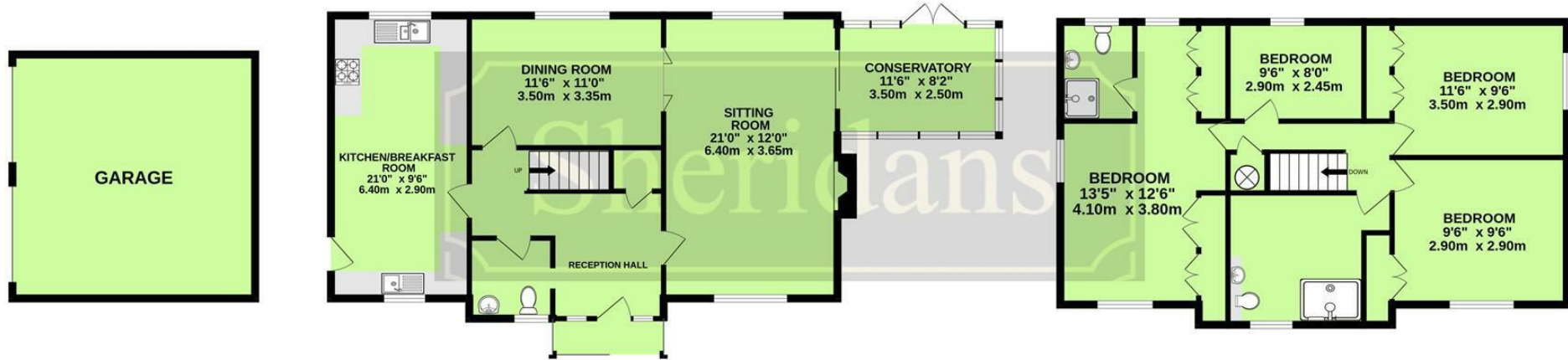
Flood Risk: Surface Water - High. Rivers & The Sea - Medium.

EPC Rating: C.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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