



Prospect View, Lavenham, Sudbury CO10 9RJ

welcome to

Prospect View, Lavenham, Sudbury

NO ONWARD CHAIN Situated in a lovely position on the edge of the extremely popular and well serviced village of Lavenham, with a beautiful outlook, is this three bedroom and first floor bathroom home, benefitting from two reception rooms and a kitchen/breakfast room.



Lounge

13' 1" x 12' 1" (3.99m x 3.68m)

Double glazed door and double glazed sash window to front aspect. Open fireplace, radiator. Opening onto small inner hall with steps up and door leading to:-

Dining Room

13' x 10' 1" (3.96m x 3.07m)

Understairs cupboard, radiator. Door leading to:-

Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)

Double glazed window and double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Radiator.

First Floor Landing

Door leading to bedroom one and bathroom. Stairs rising to second floor landing.

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

Double glazed sash window to front aspect. Radiator.

Bathroom

Double glazed sash window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Airing cupboard, radiator.

Second Floor Landing

Stairs rising from first floor landing. Doors leading to bedrooms two and three.

Bedroom Two

13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed sash window to front aspect. Built in wardrobe. Access to fully boarded loft.

Rear Garden

The walled rear garden is predominantly laid to lawn. A pathway leads to another lawned area with a summer house.

Agent's Note

As is usual with properties of this type, there is a right of way across the rear garden.

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Prospect View, Lavenham Sudbury

- Guide price £375-000 to £400,000
- Highly regarded local village location
- Beautiful outlook
- Three bedrooms
- Spacious accommodation across three stories

Tenure: Freehold EPC Rating: D

guide price

£375,000 to £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109748 - 0008

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