

Weavers Close, Lavenham, Sudbury CO10 9QN

# welcome to

# **Weavers Close, Lavenham, Sudbury**

\*NO ONWARD CHAIN\* Set in a quiet location within the highly regarded village of Lavenham is this three bedroom semi detached home, offering spacious accommodation throughout and enhanced with off road parking, a garage and a private garden.













#### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor, radiator.

## Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

# **Lounge / Diner**

26' 7" x 11' 1" narrowing to 8' 6" ( 8.10m x 3.38m narrowing to 2.59m )

Double glazed window to front aspect and double glazed french doors to rear aspect. Radiator.

#### Kitchen

12' 2" x 8' 11" ( 3.71m x 2.72m )

Double glazed window to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven and hob. Space for appliances.

## Landing

Double glazed window to side aspect. Airing cupboard.

#### **Bedroom One**

13' 4" x 9' 8" ( 4.06m x 2.95m ) Double glazed window to front aspect. Built in wardrobe, radiator.

## **Bedroom Two**

10' 5" x 10' 3" + door recess ( 3.17m x 3.12m + door recess )

Double glazed window to rear aspect. Built in wardrobe, radiator.

### **Bedroom Three**

 $8' 2" \times 7' 11" (2.49m \times 2.41m)$ Double glazed window to rear aspect. Radiator.

#### **Wet Room**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower. Radiator.

#### Rear Garden

The low maintenance rear garden is mainly laid to paving and has a side gate that leads to the garage.

## Garage

17' 1" x 8' 4" ( 5.21m x 2.54m ) Up and over doors with power and light connected.





# welcome to

# Weavers Close, Lavenham, Sudbury

- Three bedrooms
- Semi detached home
- Some updating needed
- No onward chain
- Popular village location

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000







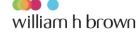


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109904



Property Ref: SUD109904 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.