



DAVID
BURR

**47 Green Willows,
Lavenham, Suffolk**

47 GREEN WILLOWS, LAVENHAM, SUDBURY, SUFFOLK, CO10 9SP

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

This spacious three-bedroom house is situated in one of Suffolk's most desirable villages enjoying a private rear garden and garaging being offered with **NO ONWARD CHAIN**.

A spacious three-bedroom house with garden and garaging.

ENTRANCE VESTIBULE: With space for shoes and coats and opening to:-

Inner Hall: Open staircase leading to first floor and door leading to:-

SITTING/DINING ROOM: A wonderfully light room stretching from front to back with views over the front garden and French doors leading to rear garden terrace.

KITCHEN: Fitted with a wide range of shaker style cupboards with a wood effect worktop with integrated one-and-a-half sink with drainer unit and mixer tap, double oven with gas hob and extractor above, fridge/freezer, dishwasher and glass panel door leading to rear terrace.

UTILITY: Space for washing machine with worktop above.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: A generous master bedroom with triple built-in wardrobes with hanging rail and shelving and views over the front garden.

BEDROOM 2: A spacious double bedroom with built-in wardrobe and large window overlooking the rear garden.

BEDROOM 3: This room is currently utilised as a dressing room with window overlooking the front garden.

BATHROOM: A three-piece suite consisting of a large panel bath with overhead shower and shower screen, WC and wash hand basin with vanity unit and mixer tap and heated towel rail.

Outside

To the front of the property you will find a low maintenance front garden that is predominantly block paved with established borders leading to the front door.

To the immediate rear of the property is a terrace seating area being a great space for entertaining with sleeper steps leading to the back of the garden with the rest of the garden being predominantly shingle for low maintenance with useful storage shed.

GARAGE: With up-and-over door.

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SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: play.dentures.declines

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

