



**18 The Glebe,
Lavenham, Suffolk**

**DAVID
BURR**



18 THE GLEBE, LAVENHAM, SUDBURY, SUFFOLK, CO10 9SN

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.

A high-quality three-bedroom detached house situated on an exclusive cul-de-sac within one of East Anglia's most highly regarded and well-served villages. The property contains light well-designed accommodation over two levels which includes a sitting room, dining room, bespoke made kitchen, utility and cloakroom. Upstairs are three bedrooms (the master with an en-suite) and a family bathroom. In front of the property is a driveway providing off-road parking, a substantial garage and gardens to both the front and rear.

A beautifully presented three-bedroom detached house within short walking distance of amenities and countryside walks.

Front door leading to:-

ENTRANCE HALL: A welcoming area with space for coats and shoes, staircase rising to first floor and doors leading to:-

SITTING ROOM: A well-proportioned reception room with a dual aspect and large windows overlooking the property's front garden. Substantial fireplace with mellow red brick surround and ample space for seating. Timber and glass double doors opening into:-

DINING ROOM: With plenty of room for a large dining table and chairs and floor-to-ceiling glass sliding doors opening onto terracing.

KITCHEN: Recently refurbished to an exceptional standard with a range of solid wood base level units with polished Quartz worksurfaces incorporating a ceramic butler sink with a mixer tap above and drainer to side. Space for a free-standing Range cooker with aluminium splashback and wall mounted display shelving above, space for refrigerator and a breakfast bar providing seating. Range of antique pine display cabinets and a useful pantry cupboard off. Door leading to:-

UTILITY: A useful area with a further range of base level units with worksurfaces incorporating a stainless-steel sink and with space and plumbing

for a dishwasher, space and plumbing for a washing machine and tumbler dryer above. Door opening onto the rear garden and connecting with the garage.

CLOAKROOM: Containing a WC and a pedestal wash hand basin.

First Floor

LANDING: With access to loft storage space, dado rail running throughout and doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with a large range of windows allowing for plenty of natural light and two sets of double wardrobes. Further range of mirror fronted folding doors opening onto a useful **dressing area** and door opening into:-

EN-SUITE: Containing a shower cubicle, his-and-hers wash hand basin with storage below, WC and lighting above the mirror.

BEDROOM 2: A further double bedroom with a range of fitted wardrobes and a lovely outlook across the rear garden and onto the Churchyard beyond.

BEDROOM 3: An ideal guest bedroom with a fitted wardrobe and a view over the greensward to the front.

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BATHROOM: With partially tiled walls and containing a panelled bath with mixer tap and shower over, WC and a pedestal wash hand basin.

Outside

In front of the property is a brick paved driveway which provides **OFF-ROAD PARKING** and lies adjacent to a beautifully kept front lawn with colourful, well-established flowerbeds and an open outlook over the neighbouring greensward. The driveway leads onto a:-

GARAGE: Cleverly designed with both a personnel door and garage door and utilised as a boot room/workshop but offering the clear potential for sheltered parking if required. Power and light connected, door opening into the utility and a hatch leading to extensive roof storage space which offers the potential for conversion into further accommodation (subject to any necessary consents).

To the rear of the property is a stone paved terrace which provides an attractive area for seating adjacent to an expanse of lawn with beautiful colourful flowerbeds, a further stone paved terrace ideally positioned to make the most of the sun and a picturesque pond.

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: E

TENURE: Freehold

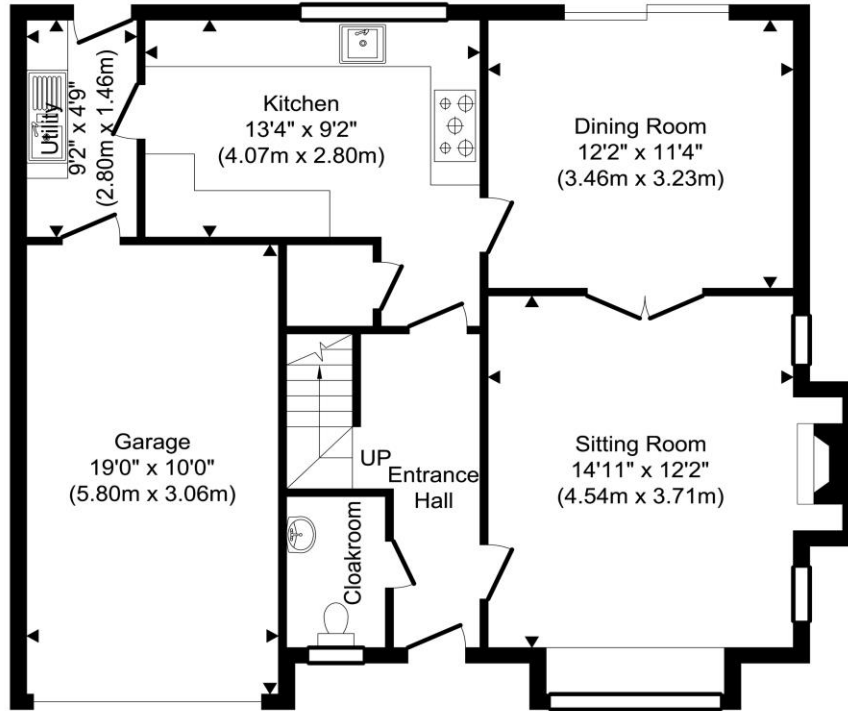
CONSTRUCTION TYPE: Brick and block

WHAT3WORDS: treatable.rinse.collects

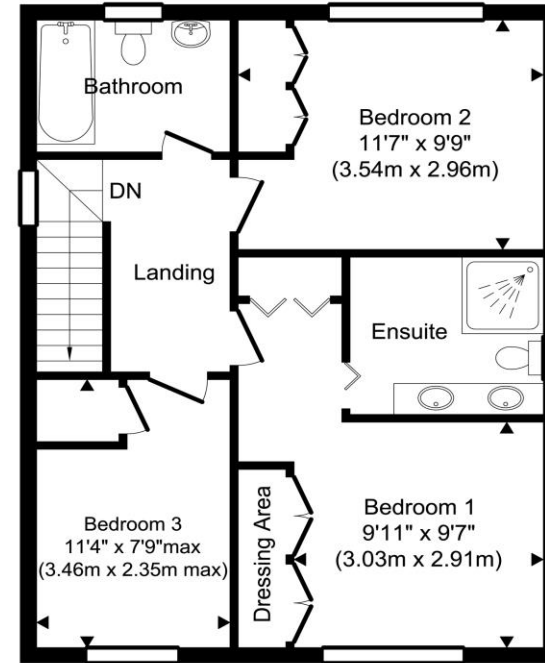
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
857.45 sq. ft.
(79.66 sq. m)



First Floor
Approximate Floor Area
537.01 sq. ft.
(49.89 sq. m)

TOTAL APPROX. FLOOR AREA 1394.46 SQ.FT. (129.55 SQ.M.)

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