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BURR

**Birch Trees, Sudbury Road,  
Lavenham, Suffolk**



# BIRCH TREES, SUDBURY ROAD, LAVENHAM, SUFFOLK, CO10 9SB

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 beautifully presented five-bedroom detached house situated in one of Suffolk's most sought-after historical villages offering spacious accommodation across two floors with a stunning private rear garden with a total plot measuring circa 0.36 acres (sts).

## A five-bedroom detached house with stunning rear garden and ample off-road parking.

Front door leading to:-

**ENTRANCE VESTIBULE:** A diamond shaped room with large panel glass door and windows to each side and with space for shoes and coats. Glass door leading to:-

**ENTRANCE HALL:** A wonderfully light partially vaulted room with floor-to-ceiling glass atrium offering attractive views over the rear garden with open oak staircase leading to first floor, a cupboard for shoes and coats and opening leading to:-

**KITCHEN/BREAKFAST ROOM:** A wonderfully light room stretching from front to back with pretty views over both the front and rear garden with French glass panel doors leading to rear garden terrace. The kitchen is fitted with a wide range of contemporary units with a thick granite worktop incorporating a large butler style sink and neighbouring vegetable sink with drainer. Other integrated appliances include a double eye-level oven and microwave oven as well as coffee machine and heating tray, dishwasher and fridge/freezer. In the centre of the room is an island unit with matching contemporary cupboard and drawer units with ceramic hob and extractor with breakfast bar seating area beyond. Off the kitchen is a walk-in **pantry** fitted with matching units to the kitchen with integrated freezer and wine fridge. This room is finished with a stone effect ceramic tiled floor with an opening leading to:-

**DINING/DRAWING ROOM:** A light partially vaulted room with initial dining area finished with an oak flooring that continues into the drawing room

that is vaulted with charming views over the rear garden. Two Velux windows and with bifolding doors leading out to the rear garden terrace.

**SITTING ROOM:** Currently utilised as a TV room/snug with views over the rear garden.

**STUDY:** Generous in size and fitted with a range of useful storage cupboards with matching shelving and desk with space for other furniture.

**UTILITY ROOM:** Fitted with matching units to the kitchen with a thick granite worktop and larder style storage with integrated butler style sink and mixer tap with space for washing machine and tumble dryer with side access door leading to the rear garden as well as service door leading to the garage.

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC and wash hand basin with mirrored wall and heated towel rail.

**GUEST BEDROOM:** Accessed off an inner hall to the back of the drawing room, this is a particularly useful room for buyers requiring ground floor bedroom accommodation. Window overlooking the front garden, space for a large double bed as well as other bedroom furniture and with airing cupboard off and a door leading to:-

**EN-SUITE:** A three-piece suite consisting of a WC and glass bowl wash hand basin with mixer tap and double-width shower with attractive mosaic tile surround, overhead shower and handheld shower below and a heated towel rail.

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## First Floor

**LANDING:** Accessed via an oak open staircase from the entrance hall, this room is filled with natural light from the glass atrium with further Velux window. Double doors opening onto a linen cupboard and further doors leading to:-

**MASTER SUITE:** An elegant room with pretty views over the rear garden as well as two Velux windows filling the room with natural light with space for a large double bed as well as other bedroom furniture with a bank of sliding wardrobes either side of a corridor leading to the en-suite offering useful hanging rail storage. Solid wooden door leading to:-

**EN-SUITE:** A five-piece suite consisting of a large free-standing bath with central mixer tap, wash hand basin with mixer tap, large corner shower cubicle with stone effect panelling and overhead shower, close coupled WC and bidet finished with a black ceramic tile flooring and bespoke fitted blinds.

**BEDROOM 2:** A generous second bedroom with two windows offering views over the front garden with built-in double wardrobe.

**BEDROOM 3:** Space for a large double bed with three Velux windows filling the room with natural light with built-in wardrobe and matching cupboard unit providing dressing table space above.

**BEDROOM 4:** Large window providing charming views over the rear garden with double built-in wardrobe.

**FAMILY BATHROOM:** A five-piece suite consisting of a wash hand basin with mixer tap, large panel bath with central mixer tap, close coupled WC, bidet and walk-in shower cubicle with attractive tile surround, overhead shower and heated towel rail.

## Outside

A block paved drive can be found to the front of the property that provides ample **OFF-ROAD PARKING** as well as turning space with an established

hedgerow boundary and borders offering seasonal colour. Access to a sheltered carport area neighbouring a large **GARAGE** with electric up-and-over door.

To the immediate rear of the property is a stunning terrace with exterior lighting accessible from both the drawing room and kitchen/breakfast room. This is a fantastic private space for entertaining with pretty views over the rear garden. Raised borders can be found to the side of the terrace offering an array of colour and with slate steps leading to a wide expanse of lawn with established borders of shrubs, hedges, trees and flowerbeds offering seasonal colour with two useful garden sheds and pergola situated towards the back of the garden.

The rear garden is one of the property's most attractive features, not just because of its sheer size but because of its maturity and privacy which is not to be expected when living in the centre of a community.

**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:** F.

**TENURE:** Freehold

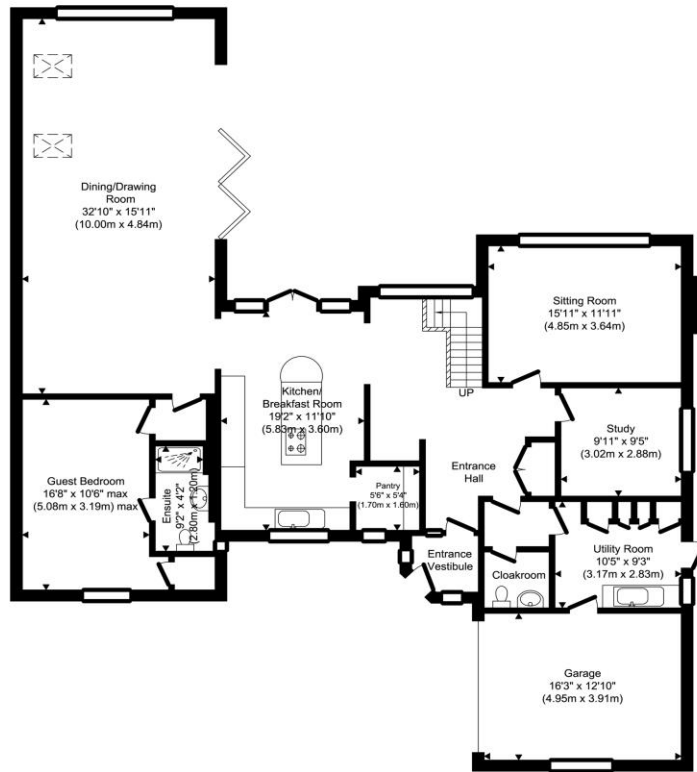
**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** reduce.encoding.tiny

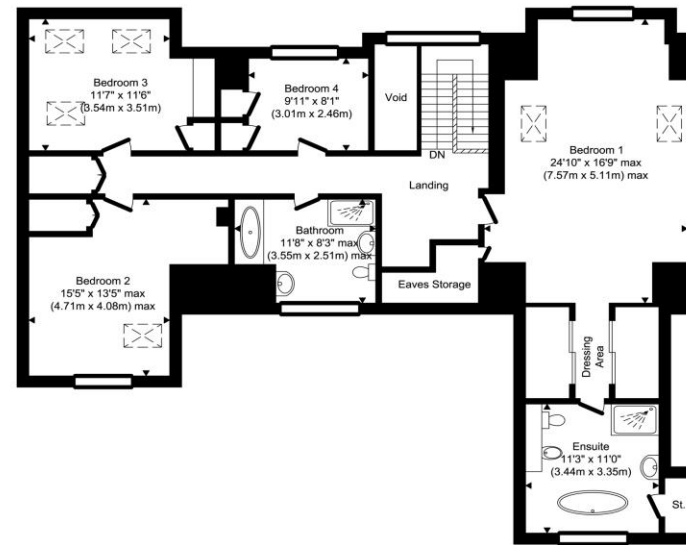
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
1989.17 sq. ft.  
(184.80 sq. m)



First Floor  
Approximate Floor Area  
1532.02 sq. ft.  
(142.33 sq. m)

**TOTAL APPROX. FLOOR AREA 3521.19SQ.FT. (327.13 SQ.M.)**  
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