



6 Shilling Street,
Lavenham, Sudbury, Suffolk

DAVID
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6 SHILLING STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RH

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 charming Grade II listed cottage occupying a position towards the top of Shilling Street within close proximity to amenities with many original features with a large but private cottage style garden to match. This property is being offered with **NO ONWARD CHAIN**.

A charming cottage close to amenities with a garden.

SITTING ROOM: 12'11" x 12'0" (3.94m x 3.66m) A charming room with exposed wall and ceiling timbers with open fireplace with brick surround and tiled hearth. Solid wooden door and staircase leading to first floor. Solid wooden door to a **utility store cupboard** with open studwork leading to:-

KITCHEN/BREAKFAST ROOM: 10'0" x 7'3" (3.05m x 2.21m) The kitchen is fitted with a range of useful storage cupboards with an oak worktop incorporating a butler sink with mixer tap with space for fridge and oven. This room is finished with a tiled floor with casement window and glass panel door providing views and access to the rear garden. Solid wooden door leading to:-

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

First Floor

BEDROOM 2: 11'9" x 9'5" (3.58m x 2.87m) An open landing bedroom that has been fitted with double bunkbeds with casement window offering street scene views to the front. Although a landing room, this could be made private with a dividing curtain or stud partition wall. Door leading to:-

BEDROOM 1: 11'10" x 11'9" (3.61m x 3.58m) A charming room with exposed timbers, picturesque views over the rear garden and double built-in wardrobe.

Outside

To the immediate rear of the property is a raised terrace seating area which is incredibly private with views over the garden. Beyond this are steps leading to the lower garden that is predominantly laid to lawn with well-established borders full of colour in the form of shrubs, rose bushes, a number of young trees and seasonal flower beds.

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

AGENTS NOTES

As is not uncommon in properties of this ilk, 6 Shilling Street enjoys a small flying freehold.

The property is Grade II listed and is situated in a conservation area.

A right of way exists to the rear of the property for the benefit of neighbouring properties.

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EPC RATING: Exempt.

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

COUNCIL TAX BAND: TBC.

TENURE: Freehold

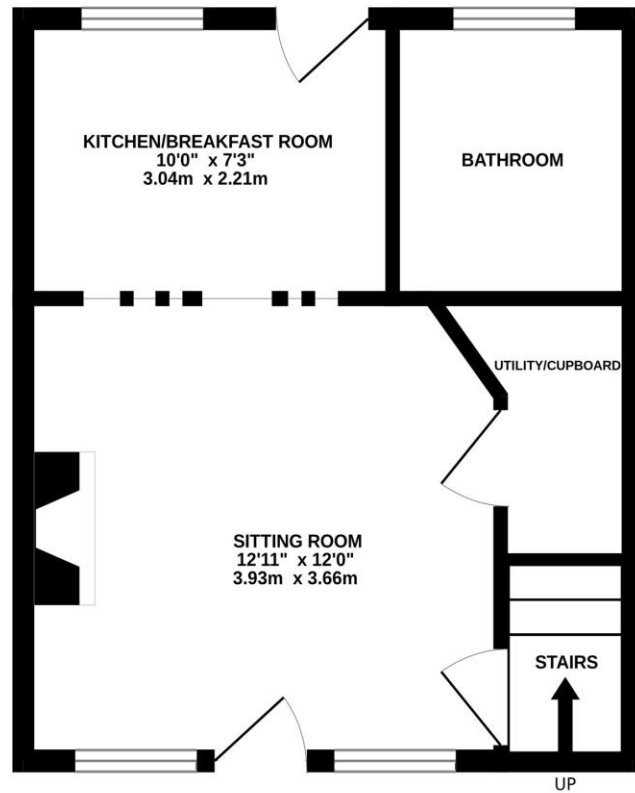
WHAT3WORDS: valve.elevates.sulky

VIEWING: Strictly by prior appointment only through DAVID BURR.

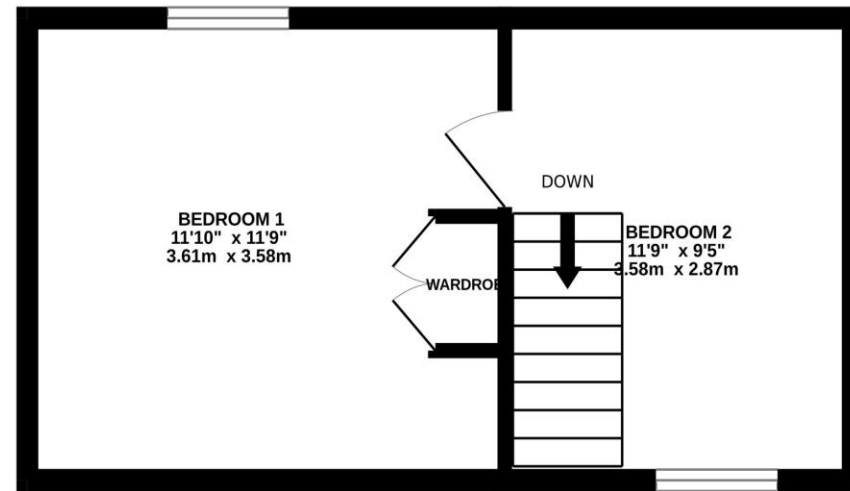
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GROUND FLOOR



1ST FLOOR



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