



**4 Trinity Gild,
Lavenham, Suffolk**

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4 TRINITY GILD, LAVENHAM, SUFFOLK, CO10 9RP

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 spacious five bedroom detached house in a quiet cul-de-sac, within close proximity of village amenities and countryside walks. Each of the rooms are of a generous size with great potential for upgrades to a buyer's taste. This property is being sold with **No Onward Chain**.

A five bedroom detached family home with great potential, offered with NO ONWARD CHAIN

Solid oak front door leading to:-

ENTRANCE HALL: Large window to the front with staircase leading to first floor and exposed studwork bringing you into the dining room with doors leading to:-

SITTING ROOM: This is a particularly spacious room sitting from front to back with large window to the front a patio doors leading onto the rear terrace with pretty garden views beyond. Your attention here is immediately drawn to the double side log burner with moulded surround sitting centrally between with sitting room and dining room.

DINING ROOM: Open studwork from the entrance hall brings you to this second generous reception room with use of the double sided log burner and patio doors leading onto the rear garden.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of traditional units with worktop and above and tiled splash back. Integrated appliances include a one and a half sink with drainer unit and mixer tap with space for a large range cooker with extractor above, dish washer and fridge/freezer.

UTILITY ROOM: Accessed off the kitchen this is a particularly useful room with space for a washing machine and tumble dryer and service door to the garage.

GARDEN ROOM: Leading off the kitchen this is a rather light room enjoying panoramic views over the rear garden with French doors leading onto a rear terrace.

CLOAKROOM: Close couple WC and wash hand basin.

First Floor

LANDING: Window offering views over the garden filling the landing with natural light. Doors leading to:-

MASTER SUITE: Initially you are greeted by a **dressing room** that is fitting out as a sewing room currently with large window to the front a door leading to:-

BEDROOM ONE: A dual-aspect double bedroom with views over the both the front and rear garden and a bank of fitted wardrobes offering ample storage.

BEDROOM TWO: A generous double bedroom with double built in wardrobes and views over the rear garden.

BEDROOM THREE: A further double bedroom with pretty views over the rear garden.

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BEDROOM FOUR: A triple aspect room with built in wardrobe this room also enjoys views to both the front and rear.

BEDROOM FIVE: A good size double bedroom with views over the front garden and green space beyond.

BATHROOM: A three-piece suite consisting of a close couple WC, wash hand basin with vanity unit and large corner shower cubicle with overhead power shower.

Outside

A side access driveway leads to an area of **OFF-ROAD PARKING** and in turn providing access to the **GARAGE** up and over door, power and lighting connected.

To the front of the property you will find a footpath leading to the front door with shrub boarder to either side.

To the immediate rear of the property is a terrace seating area being a great space for entertaining accessed off both reception room and garden room. This is surrounded well stocked raised borders offering seasonal colour with a cobbled footpath leading to an expanse of lawn with borders either side for vegetables and flower beds as well as established trees and hedges to the edges providing privacy and colour.

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

EPC RATING: 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 construction

WHAT3WORDS: dished.liked.suspended

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.



