



**Clock Cottage,
3 Bakers Mill, Lavenham, Suffolk**

**DAVID
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CLOCK COTTAGE. 3 BAKERS MILL. PRENTICE STREET. LAVENHAM. SUFFOLK. CO10 9RD

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 Grade II listed village house situation in the centre of one of the areas most picturesque and highly regarded well served villages. The accommodation is generous throughout and comprises a wonderful open plan sitting room/dining room, a high specification kitchen, 3 bedrooms and a family bathroom. There is the additional benefit of a wonderful roof terrace with iconic views over Lavenham's Little Hall and off-road parking for 2 vehicles.

A charming 3-bedroom house situated centrally within this picturesque village, with off-road parking and a roof terrace.

STORM PORCH: With power and light connected, solid wood front door with glass panel leading to:

SITTING ROOM: 20'6" x 10'11". (6.25m x 3.33m). An exceptionally bright and spacious room with ample space for seating and enjoying attractive views over the internal courtyard. The focal point of the room is a striking spiral staircase rising to first floor. The staircase cleverly divides the room in to two sections and leads on to the:-

DINING ROOM: 10'11" x 7'8". (3.34m x 2.36m). With ample space for a large table and chairs and with a skylight allowing for an abundance of natural light.

KITCHEN: 10'8" x 8'2". (3.27m x 2.51m). Finished to an exceptional standard with a matching range of base and wall level cream shaker style units with wood effect worksurfaces complete with tiled splashbacks incorporating a four-ring stainless steel Neff gas hob with Neff extractor fan above, integrated Neff electric oven, integrated refrigerator and integrated freezer. Large ceramic one and a half sink with stainless steel mixer tap above and drainer to side. High quality ceramic tiled flooring throughout.

First Floor

LANDING: Bright and spacious with high ceilings, access to loft and doors leading to:-

MASTER BEDROOM: 12' x 10'1". (3.67m x 3.08m). A generous double bedroom with window overlooking the internal courtyard. Two large fitted wardrobes with pine doors and traditional ironmongery.

BEDROOM 2: 11' x 10'5". (3.37m x 3.2m). Currently utilised as an additional reception room with double doors leading on to:-

ROOF TERRACE: 10'1" x 8'5". (3.09m x 2.59m). A wonderful space with beautiful views of Lavenham's Little Hall and with plenty of space to enjoy evening sun with its predominantly south-westerly aspect, finished with paving and space for a table and chairs.

BEDROOM 3: 9'8" x 7'1". (2.97m x 2.17m). With two useful integrated wardrobes with pine doors and traditional ironmongery. Window overlooking the internal courtyard.

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FAMILY BATHROOM: Finished to a high standard with a panel bath with fully tiled surrounds and glass screen, bath with mixer tap/shower head attachment above, WC, pedestal wash hand basin and heated towel rail.

UTILITY CUPBOARD: With a range of fitted shelving and space and plumbing for a washing machine/tumble dryer.

Outside

The property is approached via an attractive brick paviour communal courtyard which serves a small number of dwellings. This in turn leads to a private driveway with **OFF-ROAD PARKING**. Wrought iron gates lead on to a:-

CAR PORT: 16'1" x 7'10". (4.91m x 2.39m). With power and light connected and ample space for a further vehicle.

SERVICES: Main water, drainage and electricity connected. Gas fired heating by 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).

VIEWING: Strictly by prior appointment only through DAVID BURR.

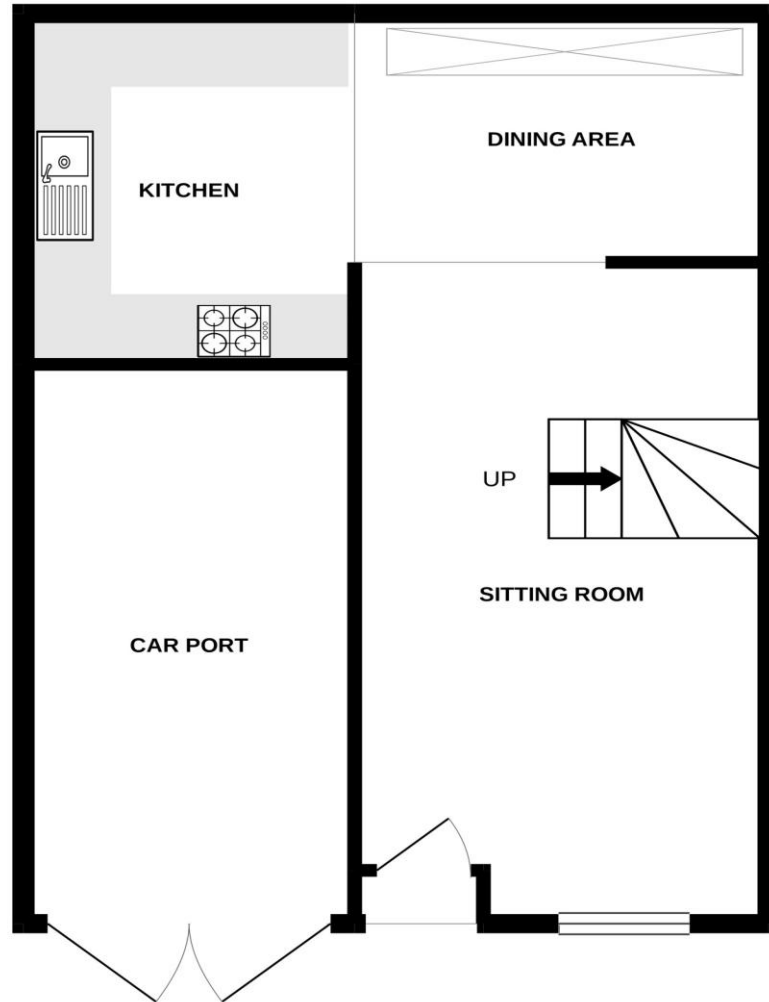
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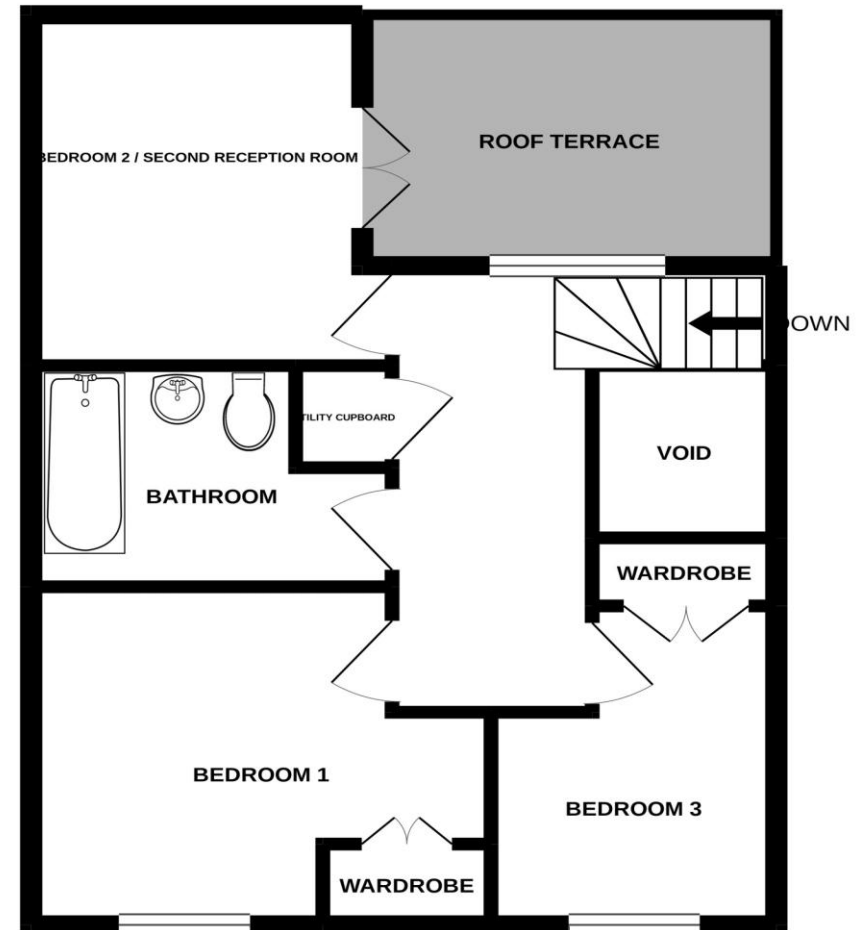


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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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