



DAVID  
BURR

**4 Harwood Place,  
Lavenham, Suffolk**







# 4 Harwood Place, Lavenham, Sudbury, Suffolk, CO10 9SG

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 semi-detached property situated on the edge of one of East Anglia's most picturesque and highly regarded villages with a host of local amenities and beautiful countryside walks. The property has been significantly upgraded and improved during the current owners' tenure such as it provides light, well-balanced accommodation over two levels. On the ground floor, a sitting room lies adjacent to a kitchen/dining room and a boot room with the additional benefit of a cloakroom. Upstairs, there are two well-proportioned double bedrooms served by a bathroom. Outside, there is off-street parking together with a beautifully curated rear garden which contains a high quality versatile timber outbuilding/cabin and abuts open fields to the rear.

## A two bedroom semi-detached property with generous gardens and off-street parking within short walking distance of various local amenities.

Front door leading to:-

**ENTRANCE LOBBY:** With staircase rising to first floor and a wood and glass panel door leading into:

**SITTING ROOM:** With oak laminate flooring and space for seating arranged around a central gas fireplace with an attractive stone hearth and recessed display shelving to each side. Large window with an outlook to the front and over neighbouring countryside beyond.

**KITCHEN/DINING ROOM:** With a continuation of oak laminate flooring and with space for a dining table and chairs. The kitchen contains a range of base level units with wooden work surfaces incorporating a Reginox ceramic sink with mixer tap over and drainer to side. Space for a free-standing cooker, space for a refrigerator and freezer, space and plumbing for a washing machine and a dishwasher. Travertine tiled splashback throughout and with extraction over the hob. Door leading to:

**BOOT ROOM:** A versatile area with access to roof storage space, tiled flooring throughout and a door opening onto the garden.

**CLOAKROOM:** With patterned tiled flooring and containing a WC and a wash hand basin.

### First Floor

**LANDING:** With doors leading to:

**BEDROOM 1:** A well-proportioned double bedroom with a lovely view to the front over neighbouring countryside and with a useful wardrobe off. Recessed display shelving to either side of the chimney breast.

**BEDROOM 2:** A further double bedroom with an attractive outlook across the rear garden.

**FAMILY BATHROOM:** Containing a bath with shower over, WC and a vanity suite and also with a boiler cupboard off.

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## Outside

In front of the property is a private area of garden adjacent to the property itself which offers potential for conversion into additional parking, if so required and subject to any necessary consents. A shared driveway leads to the side of the property and expands into a private area of off-street parking. A gate leads into the garden itself which is divided into various areas of interest. Adjacent to the house is a porcelain paved terrace with a slatted pergola providing a space for seating. An area of lawn continues with a useful and versatile high-quality **STUDIO/CABIN** with light and power connected and offering the potential for use in a variety of different ways (currently an artist's studio) and with outdoor lighting and further patio lighting. The garden continues with various colourful and well-stocked beds, a useful timber storage shed with electricity connected and an ornamental pond at the rear of the plot.

## Agent's Notes

The property has both the benefit of and is subject to, rights of way across the driveway between the property and its neighbour to the left. For more information, please contact the office.

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

**SERVICES:** Mains water, electric and drainage. Gas fired by radiators including FAR Infrared smart heaters. **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:** B

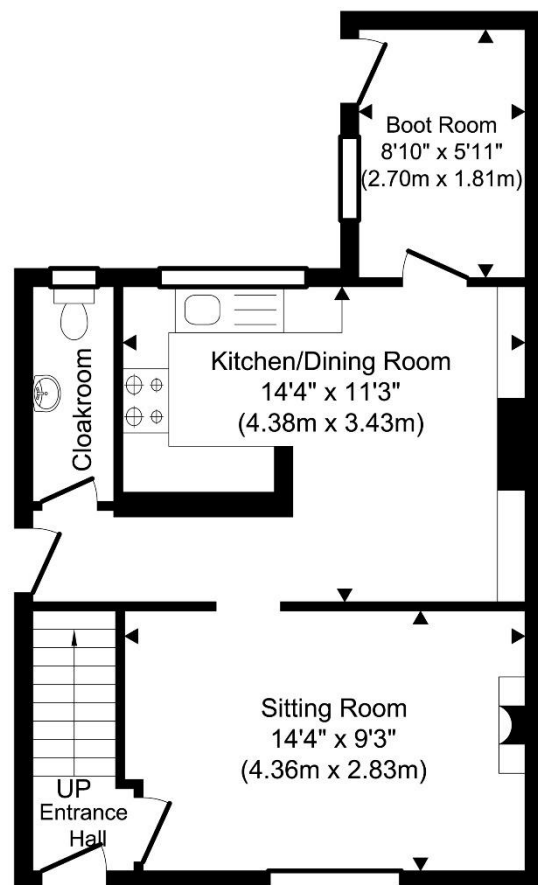
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick and Block

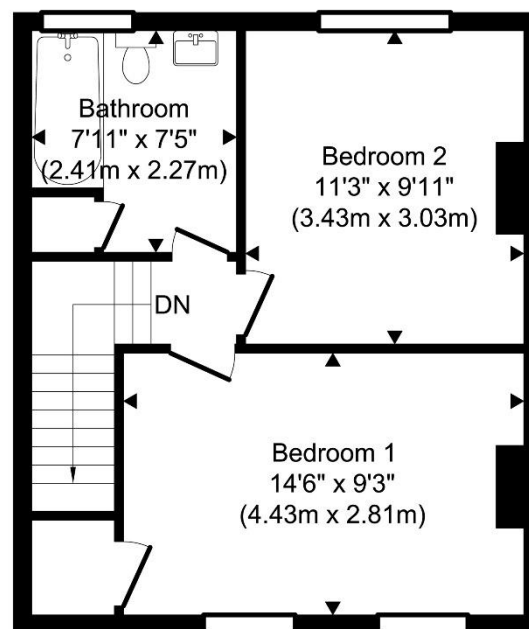
**WHAT3WORDS:** ///bikes.clerics.sweetened

**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.

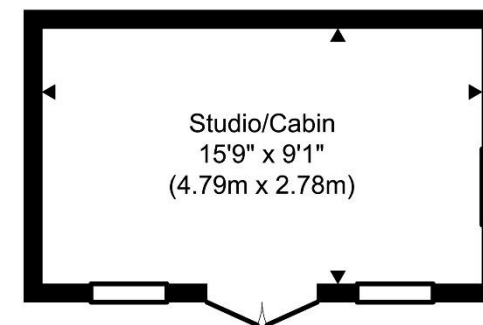
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Ground Floor  
Approximate Floor Area  
421.40 sq. ft.  
(39.15 sq. m)



First Floor  
Approximate Floor Area  
366.83 sq. ft.  
(34.08 sq. m)



Outbuilding  
Approximate Floor Area  
143.26 sq. ft.  
(13.31 sq. m)

TOTAL APPROX. FLOOR AREA 931.50 SQ.FT. (86.54 SQ.M.)

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