



56d High Street,
Lavenham, Suffolk

DAVID
BURR



56d High Street, Lavenham, Sudbury, Suffolk, CO10 9PY

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 Victorian cottage situated within just moments walking distance of the amenities of one of East Anglia's most picturesque and well-served villages. The property has been comprehensively refurbished to provide high quality accommodation over two levels. On the ground, is a substantial open plan sitting/dining room, a brand newly installed kitchen and a ground floor cloakroom. Upstairs, there are two double bedrooms and a well-appointed bathroom. To the rear, is an attractive enclosed cottage garden with parking available on street to the front.

A charming two bedroom cottage in the heart of Lavenham with high quality accommodation throughout

Front door leading to:

SITTING/DINING ROOM: With fitted coir matting, staircase rising to the first floor with useful storage cupboard below and plenty of space for seating arranged around an attractive cast iron feature fireplace and with a secondary glazed sash window overlooking the street scene to the front. Further room for a large dining table and chairs adjacent to a wood and glass panel door with a pretty view across the cottage garden and opening onto terracing. Further door leading to:

KITCHEN: Brand newly installed to a high standard with a contrasting range of base and wall level units with solid wood work surfaces incorporating a Reginox ceramic one and a half sink with mixer tap above and drainer to side and a four ring Bosch induction hob with extraction above. Further integrated appliances include a Bosch combination oven, integrated slimline Hotpoint dishwasher, refrigerator and freezer and a hisense washing machine. Plenty of storage and attractive wood effect moduleo flooring throughout. Stable door opening onto the garden and window with a view to the rear. Additional door leading to:

CLOAKROOM: Containing a WC and a corner wash hand basin with tiled splashback and storage below.

First floor

LANDING: With doors leading to:

BEDROOM ONE: A well-proportioned double room with plenty of room for a double bed and with a secondary glazed sash window overlooking the street scene below. Range of integrated storage with inset shelving and hanging rails and a fitted drawer unit.

BEDROOM TWO: A further double room with an attractive outlook to the rear.

BATHROOM: Also with moduleo wood effect flooring and containing a bath with traditional style mixer tap and shower attachment over. WC, vanity suite with mirror above and storage below and a chrome heated towel rail. Tiled shower cubicle with a frameless shower, rainfall style shower head and additional attachment below.

56d High Street, Lavenham, Sudbury, Suffolk, CO10 9PY

Outside

To the rear of the property is an attractive and well-maintained garden with an area of lawn enclosed by well stocked flower beds, and a timber storage shed to the rear.

AGENTS NOTE: A right of way exists to the rear of the property for the benefit of neighbouring houses and in addition, 56d also benefits from a right of way over neighbouring properties to access High Street.

SERVICES: Mains water, drainage and electricity connected. Gas fired heating by radiator. **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).

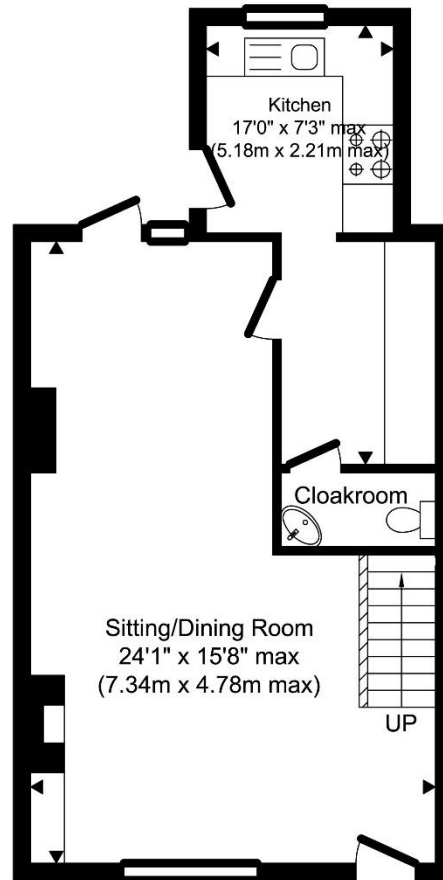
COUNCIL TAX BAND: C

WHAT3WORDS: ///wedding.starlight.jabs

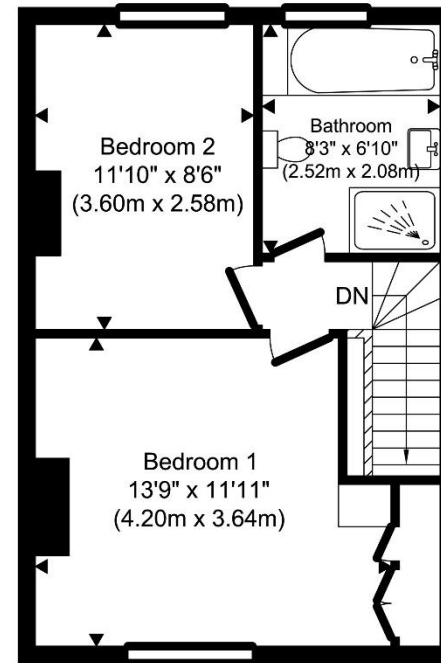
CONSTRUCTION TYPE: Brick construction

VIEWING: Strictly by prior appointment only through DAVID BURR.

56d High Street, Lavenham, Sudbury, Suffolk, CO10 9PY



Ground Floor
Approximate Floor Area
438.30 sq. ft.
(40.72 sq. m)



First Floor
Approximate Floor Area
374.15 sq. ft.
(34.76 sq. m)

TOTAL APPROX. FLOOR AREA 812.46 SQ.FT. (75.48 SQ.M.)

Produced by www.chevronphotography.co.uk © 2025

