



5 Ranson Lane,
Lavenham, Suffolk.

DAVID
BURR

5 RANSON LANE, LAVENHAM, SUFFOLK, CO10 9SR

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 contemporary mid-terrace house located on the edge of one of Suffolk's most picturesque and well-served villages. Offering well-proportioned accommodation throughout including a sitting room, kitchen/breakfast room, three bedrooms (master with ensuite), family bathroom and a ground floor cloakroom. Additional benefits include off-road parking, garage and a private enclosed rear garden.

A contemporary mid-terrace house with off-road parking and a garage.

Front door leading to:-

ENTRANCE HALL: With high quality wood effect Amtico flooring, staircase rising to first floor, useful understairs storage cupboard off and further doors leading to:-

SITTING ROOM: 15'9" x 10'11" (4.79m x 3.32m) A particularly bright room with large double-glazed windows for plenty of natural light. Plenty of space for seating and several electrical sockets. Double doors leading to:-

KITCHEN/DINING ROOM: 17'7" x 8'10" (5.37m x 2.70m) A high quality shaker style kitchen with matching base and wall level units and wood effect worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side, a stainless-steel four-ring gas hob with tiled splashback, extractor fan above and integrated electric NEFF oven. Space and plumbing for washing machine and dishwasher and space for a free-standing fridge/freezer. Plenty of space for a dining table and chairs and floor-to-ceiling glass panel double doors opening onto terracing.

CLOAKROOM: With W.C. and wall mounted wash hand basin with tiled splashback.

First Floor

LANDING: With access to loft storage space, airing cupboard off and doors leading to:-

MASTER BEDROOM: 10'5" x 10'3" (3.18m x 3.12m) A generous double bedroom with an open outlook, integrated wardrobe and further door leading to:-

ENSUITE: Containing a fully tiled shower cubicle with glass sliding door, W.C. and wall mounted wash hand basin with tiled splashback.

BEDROOM 2: 10'4" x 9'7" (3.14 x 2.91m) A further double bedroom with countryside views.

BEDROOM 3: 8'10" x 7'1" (2.70m x 2.17m)

BATHROOM: 7'1" x 6'1" (2.16m x 1.86m) With partially tiled walls, panel bath with mixer tap and showerhead attachment over, W.C. and wall mounted wash hand basin.

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Outside

To the front of the property is a brick paved area which provides **OFF-ROAD PARKING** and in turn leads onto:-

GARAGE: With up and over door and providing further storage space/parking.

To the rear is a fully private enclosed rear garden with an expanse of lawn, stone terrace and pathway leading to a rear gate and pedestrian access.

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: Band B – 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

PRICE: £1,200 pcm

DEPOSIT: £ 1,384.61

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

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.



