



40 High Street,  
Lavenham, Suffolk

DAVID  
BURR



# 40 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.

This beautifully finished three double-bedroom village home offers spacious accommodation across two floors with wonderfully maintained original features such as exposed timbers, inglenook fireplaces, sash windows and mullion windows. A private courtyard garden can be found to the rear where you will also find off-road parking and a garage.

## A three-bedroom village home with original features, courtyard garden and parking.

**ENTRANCE HALL:** An inviting room with open staircase leading to first floor, exposed original timbers with wood effect flooring and doors leading to:-

**SITTING ROOM:** A particularly elegant room with exposed original timbers and generous ceiling height with large bay window and French doors overlooking the rear garden with stone fireplace, bespoke fitted alcove cupboard unit and original mullion window.

**DINING HALL:** A particularly charming room with your attention immediately drawn to the large inglenook fireplace with oak bressumer beam, brick hearth and inset multifuel burner with large bay window offering street scene views to the front as well as feature high level mullion windows.

**KITCHEN/BREAKFAST ROOM:** The kitchen is fitted with a wide range of shaker style units with a thick oak worktop with panel splashback, integrated butler sink with mixer tap, gas hob, one-and-a-half height oven with integrated dishwasher and washing machine with matching breakfast bar and sash window offering street scene views to the front. This room boasts many exposed wall and ceiling timbers with space for a breakfast table.

**CLOAKROOM:** A two-piece suite consisting of a pedestal wash hand basin and WC.

### First Floor

**LANDING:** An open staircase from the entrance hall brings you to the landing with double aspect windows filling the space with natural light with exposed timbers and mullion windows and door leading to:-

**MASTER BEDROOM:** A grand room with ample space for bedroom furniture and bay window overlooking the rear garden. Again, exposed timbers are featured in this room with a brick open fireplace and large walk-in alcove cupboard for clothing.

**BEDROOM 2:** This room is split into two distinct areas by steps and open studwork with an initial **dressing room** and seating area with window overlooking the historic high street with steps leading to a sleeping area with space for a large double bed and other furniture. This is a double aspect room with views to both the front and rear with easy access to a large loft storage space.

**BEDROOM 3:** Another generous size double bedroom with exposed timbers and street scene views to the front.

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**SHOWER ROOM:** A two-piece suite consisting of a large wash hand basin with vanity unit and mixer tap, walk-in corner shower cubicle with overhead shower and panelling surround and heated towel rail.

**BATHROOM:** A three-piece suite consisting of a large panel bath with mixer tap, close coupled WC and matching wash hand basin with mixer tap and vanity unit with mirrored cupboard above.

## Outside

A wrought-iron gate and footpath leads you to the frontdoor with footpath leading to the rear.

The rear garden has been beautifully landscaped with an initial terrace seating area accessed off the sitting room via French doors with raised borders offering seasonal colour with a further terrace towards the back of the garden being a private space for entertaining with garden shed beyond.

**OFF-ROAD PARKING** and access to the **GARAGE** with up-and-over door can be found off Ropers Court with service door abutting the rear garden.

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

## AGENT'S NOTES

The property is Grade II listed and sits within a conservation area.

**EPC RATING:** Exempt - Listed.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** G.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber framed.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

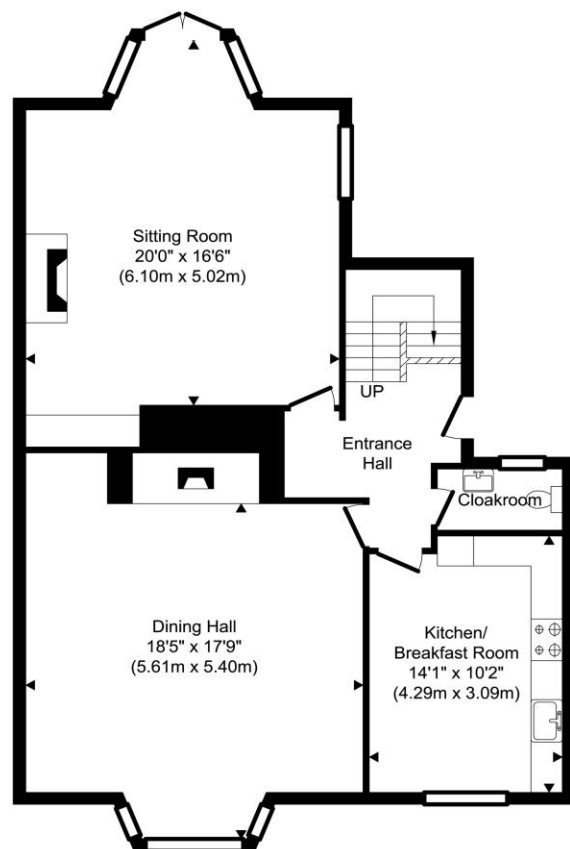
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**WHAT3WORDS:** ///amended.insisting.earful

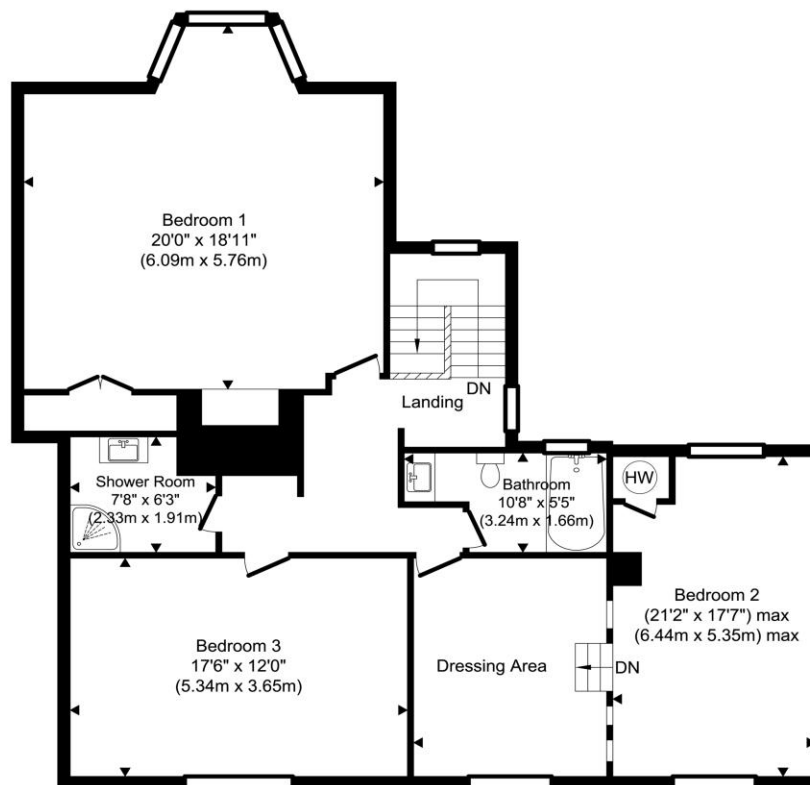
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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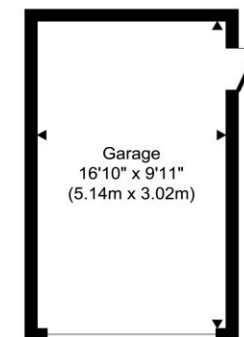
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Ground Floor  
Approximate Floor Area  
934.52 sq. ft.  
(86.82 sq. m)



First Floor  
Approximate Floor Area  
1155.72 sq. ft.  
(107.37 sq. m)



Garage  
Approximate Floor Area  
167.05 sq. ft.  
(15.52 sq. m)

TOTAL APPROX. FLOOR AREA 2257.30 SQ.FT. (209.71 SQ.M.)  
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