



DAVID
BURR

Preston End,
Lavenham, Sudbury, Suffolk



Preston End, Lower Road, Lavenham, Sudbury, Suffolk, CO10 9QL

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 three bedroom detached house situated within close walking distance of the amenities of a beautiful medieval wootown. The property contains accommodation which would benefit from a degree of modernisation throughout. On the ground floor is a sitting/dining room, a kitchen, utility/boot room and cloakroom. On the first floor are three bedrooms, the master with en-suite, and a further bathroom. Outside the property benefits from off-street parking as well as a garage and a private enclosed rear garden. Offered with **NO ONWARD CHAIN**.

A three bedroom detached house in need of some modernisation in an outstanding, picturesque village close to various amenities and countryside walks.

ENTRANCE HALL: With staircase leading to first floor with useful storage cupboard below and doors leading to:-

SITTING ROOM/DINING: With plenty of space for seating arranged around a gas fireplace with polished granite hearth and wood surround. Further room for a dining table and chairs and with doors opening onto the garden.

KITCHEN: Containing a matching range of base and wall level units with work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Integrated electric combination oven, four ring gas hob with extractor fan over, space for a free-standing refrigerator. Opening leading to:-

UTILITY/BOOT ROOM: With space and plumbing for a washing machine and space for tumble dryer and a door opening onto the rear garden.

CLOAKROOM: Containing a W.C. and a wash hand basin.

First floor

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

BEDROOM ONE: A well-proportioned double bedroom with an outlook over the garden.

EN-SUITE: Containing a shower, W.C. and a pedestal wash hand basin.

BEDROOM TWO: A further double bedroom with an outlook over the garden.

BEDROOM THREE: An ideal guest bedroom or study.

BATHROOM: Containing a bath, W.C. and was hand basin.

Outside

To the rear of the property is a private enclosed garden which has been well planted with a variety of plants and flowers with a mediterranean feel. To the side of the house is vehicular access which leads onto a private area of off-street parking and a **GARAGE** with power and light connected and a personnel door to the side.

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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 TBC – 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: D

WHAT3WORDS: ///batches.deserved.thumbnail

VIEWING: Strictly by prior appointment only through DAVID BURR.

FLOORPLAN TO BE APPENDED

