



£285,000

Church Street, Lavenham, Suffolk



THE PROPERTY

Welcome to this charming two-bedroom cottage, ideally situated in the heart of the highly sought-after village of Lavenham and offered with no onward chain.

Stepping inside, you are welcomed into a cosy living room where an attractive feature fireplace creates a warm and inviting focal point. Characterful exposed beams add to the property's period charm, setting the tone for the accommodation throughout.

The adjoining dining room provides an ideal space for family meals and entertaining, with a second feature fireplace and further exposed beams enhancing the cottage's traditional character.

The kitchen is fitted with a range of wall and base units, offering practical storage and preparation space. Integrated appliances include an extractor fan and inset sink, while a rear door provides convenient access to the garden.

Completing the ground floor is a well-presented bathroom, fitted with a shower, wash hand basin with vanity storage, and WC.

Upstairs, the property offers two well proportioned, one with space for a king size bed and the other a comfortable double both enjoying plenty of natural light. The second bedroom benefits from a built-in storage cupboard which houses a newly fitted water tank.

Outside, the rear garden is a delightful space, the raised rose arbour creates a romantically framed view of the the mature rose garden, and up the garden path, a wrought iron gate, canopied in honeysuckle, hides a peaceful, secluded oasis; a dedicated herb and wildlife garden, with nesting boxes and established chamomile lawn creating a peaceful setting to relax or entertain during the warmer months.

Combining period features with practical living accommodation, this delightful cottage presents an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking a character home in one of Suffolk's most









Council & Council Tax Band – Band B -
Babergh District Council

Tenure – Freehold

Broadband – Ultrafast broadband with
downloads speeds of up to 1000 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

Mobile Coverage – Voice & Data likely
outside with EE, Three, O2 & Vodafone.
(Ofcom data)

Utilities – Mains Water, Mains Electric,
Mains Drainage, Gas Central Heating

Property Construction – Standard Brick
Construction

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Agents Note: Whilst every care has been taken to prepare
these particulars, they are for guidance and are for general
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to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS