

oakheart

£615,000

Asking Price

Osier View, Lavenham

SOLD PRIOR TO MARKETING* *SIMILAR PROPERTIES REQUIRED

Occupying a prime position on a highly regarded development on the edge of one of East Anglia's most picturesque villages, this substantial detached three bedroom home offers stylish contemporary accommodation and far-reaching countryside views.

The property is entered via a spacious and welcoming entrance hall with polished tiled flooring and underfloor heating, which continues throughout the ground floor. The hall provides access to the principal reception rooms and a staircase rising to the first floor with useful storage beneath. The sitting room is a generous dual-aspect space, enjoying outstanding views over the front

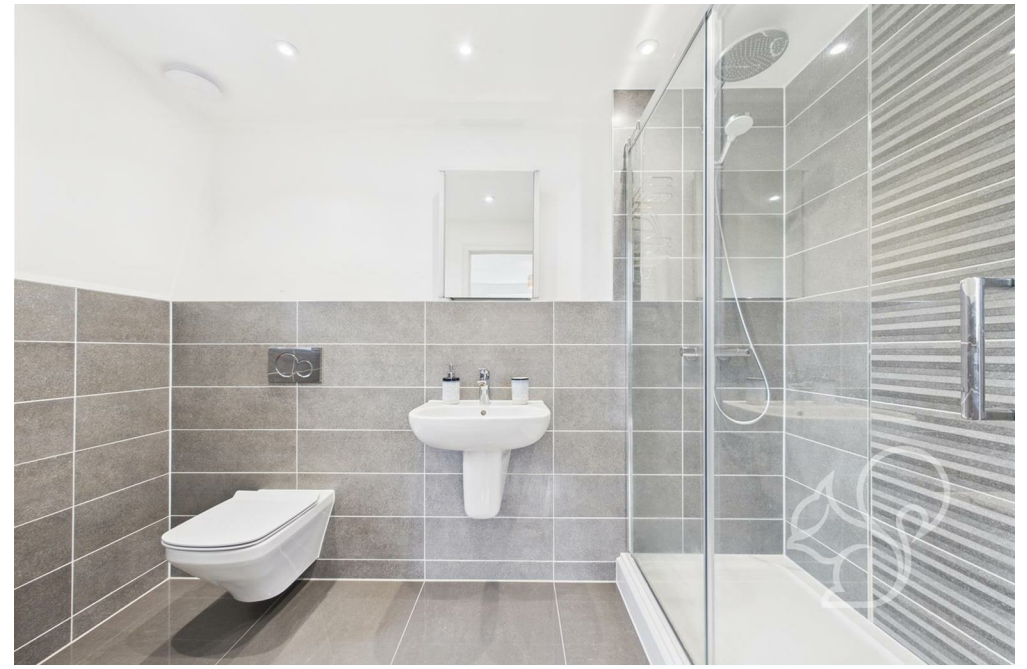
garden and open countryside, while bifolding doors open onto the rear terrace and garden. A Portuguese limestone electric fireplace forms a central feature, complemented by recessed LED lighting. The impressive kitchen/dining room is fitted with a matching range of base and wall units with polished quartz work surfaces and a full range of integrated appliances including refrigerator, freezer, Bosch combination oven, dishwasher and washing machine/tumble dryer. A breakfast bar provides additional seating, with further space for a dining table and bifolding doors opening onto the garden, ideal for entertaining. A versatile study/playroom offers flexible accommodation, complemented by a ground floor cloakroom. To the first floor, the landing provides access to loft storage and airing cupboards. The principal bedroom is

dual aspect with countryside views and a modern en-suite shower room. Bedroom two is another generous double with en-suite, while bedroom three enjoys further countryside views and is served by the family bathroom.

Outside, a private driveway provides ample off-road parking and leads to a garage with electric door, power and lighting. The rear garden is largely walled, featuring terracing, a generous lawn, side access, exterior lighting and a timber storage shed.











Approximate total area⁽¹⁾

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Bedroom
3.75 x 4.16 m
12'3" x 13'7"

Bathroom
1.52 x 2.92 m
4'11" x 9'6"

Ensuite
1.71 x 1.52 m
5'7" x 5'1"

Bedroom
4.74 x 3.65 m
15'6" x 11'11"

Bathroom
1.85 x 2.35 m
5'5" x 7'8"

Bedroom
2.97 x 4.20 m
9'9" x 13'9"

Floor 1