



**3 Bridge Street Road,  
Lavenham, Suffolk**

**DAVID  
BURR**



# 3 Bridge Street Road, Lavenham, Sudbury, Suffolk, CO10 9SH

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 rare opportunity to acquire a single storey home situated in one of East Anglia's most highly regarded, picturesque and well-served villages. The property contains versatile accommodation which includes a sitting room, dining room and a kitchen together with two bedrooms (one en-suite), a bathroom and a third bedroom/study. Outside, in front of the property is a driveway which provides off-road parking for at least two vehicles and in turns leads onto a garage/area of storage, while to the rear is a sunny private enclosed garden with an outstanding view of the village church. **NO ONWARD CHAIN.**

## **A two/three bedroom detached bungalow with garage, garden and parking within short walking distance of the amenities of a fine medieval village.**

UPVC front door leading to:

**ENTRANCE HALL:** With a large artium style skylight allowing plenty of natural light and a glass panel door opening onto the rear terrace and providing a view of the rear garden. Access to loft storage space, a boiler cupboard, linen cupboard and fitted wardrobe off and with further doors leading:

**SITTING ROOM:** A well-proportioned room with plenty of space for seating and uPVC double glazed sliding doors allowing plenty of natural light and overlooking the garden. Serving hatch leading through to the kitchen.

**KITCHEN:** Containing a range of base and wall level units with wood effect work surfaces incorporating a one and a half stainless steel sink with mixer tap above and drainer to side and a four ring induction hob with a tempered glass splash back. Space and plumbing for a washing machine, pantry cupboard and further storage cupboard off and opening leading into:

**DINING ROOM:** With a triple aspect outlook over the property's garden and door opening onto terracing. Space for a free-standing fridge/freezer.

**BEDROOM ONE:** A double bedroom with a fitted double wardrobe and door leading onto:

**EN-SUITE WET ROOM:** Containing an electric shower, WC and a wash hand basin with tiled splashback.

**BEDROOM TWO:** A further double bedroom.

**BEDROOM THREE/STUDY:** Converted from garage space in 2022 and providing a versatile room which could function as a third bedroom or a space to work from home if required. Attractive view over the garden and a uPVC double glazed door opening onto terracing.

**BATHROOM:** Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a heated towel rail.

### **Outside**

To the front of the property is a private driveway which provides **OFF-STREET PARKING** for at least two vehicles and leads onto a:

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**GARAGE:** With an electric up and over door providing useful storage space and light and power connected and a door connecting to bedroom three/study.

To the rear of the property is a private enclosed garden with a stone paved terrace adjacent to the property which wraps around and is bordered by an expanse of lawn and enclosed by mature hedging and as well as number of well-stocked colourful flower beds. There is an additional benefit of a small timber storage shed and a greenhouse and there is a fantastic view of Lavenham church.

**AGENTS NOTES:** Access to the property is across a private road, maintenance of which is divided equally between the four dwellings which utilise it.

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

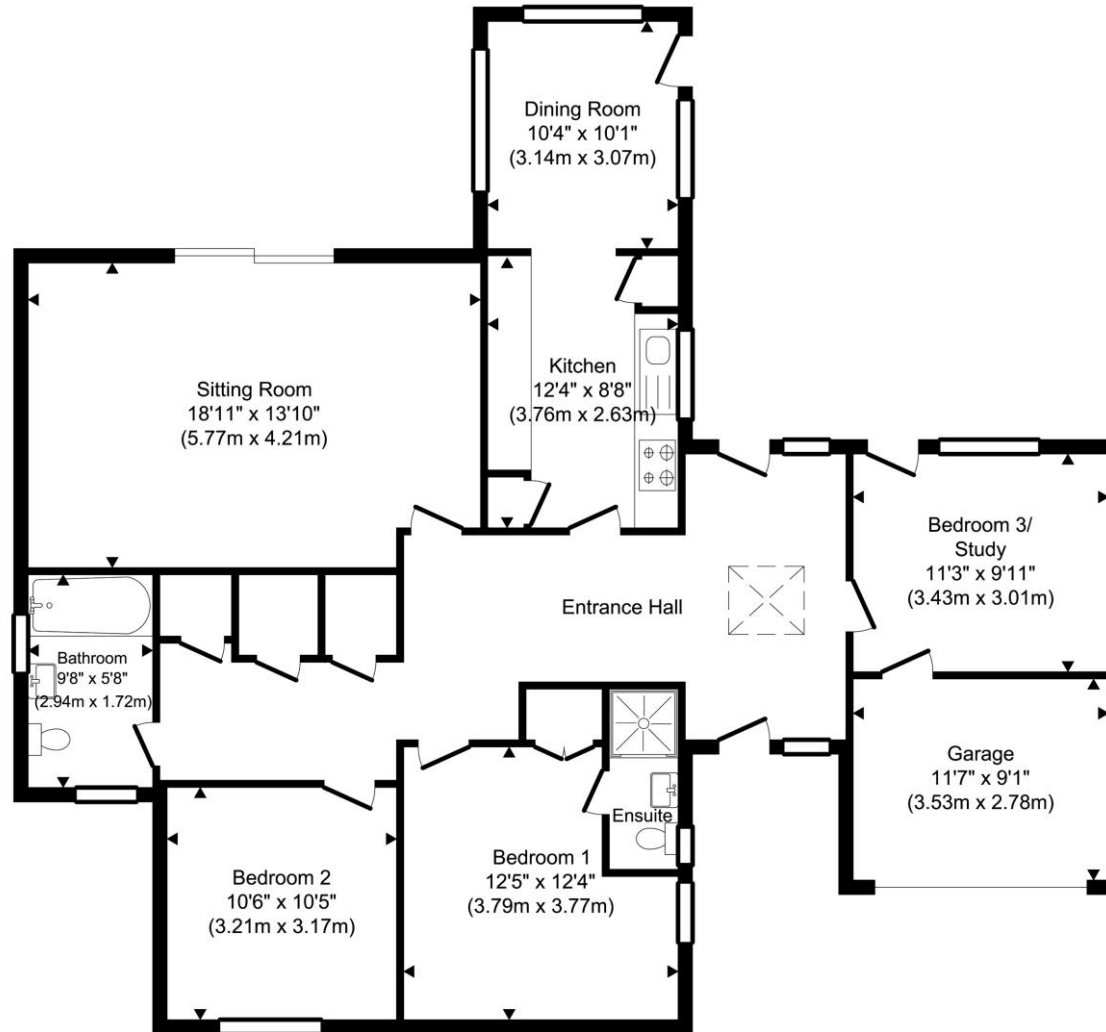
**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

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

**WHAT3WORDS:** ///suppose.lingering.will

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

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TOTAL APPROX. FLOOR AREA 1365.94 SQ.FT. (126.90 SQ.M.)

