



High Street, Lavenham, Sudbury CO10 9PY

welcome to

High Street, Lavenham, Sudbury

NO ONWARD CHAIN Set within a highly regarded village is this well presented home three double bedroom offering over 2000ft² of accommodation. The property is brimming with character features throughout and is enhanced with a private garden and detached garage.

Entrance Hall

Glazed entrance door to front aspect. Stairs rising to first floor. Understairs cupboard. Exposed timbers. Radiator.

Cloakroom

Window to rear aspect. Suite comprising low level WC and wash hand basin. Central heating boiler. Radiator.

Kitchen / Breakfast Area

Sash window to front aspect. Fitted kitchen with a range of matching bespoke wall and base units over areas of work surface with matching breakfast bar. Sink set into wooden worktop with mixer tap. Integral double oven and inset hob with extractor over. Space for appliances. Exposed timbers.

Dining Room

Sash bay window aspect. Large inglenook with inset burner. Exposed timbers. Two radiators.

Lounge

Large bay window and french doors to rear aspect. Exposed timbers. Two radiators.

Landing

Windows to side and rear aspects both with secondary glazing. Exposed timbers.

Bedroom One

Large sash bay window to rear aspect. Inglenook fireplace. Built in wardrobes. Radiator.

Bedroom Two

Two windows with secondary glazing to front aspect. Sash window to rear aspect. the room is currently split into an office/dressing area with steps that lead up to the main bedroom. Exposed

timbers. Airing cupboard. Loft store access. Two radiators.

Bedroom Three

Window with secondary glazing to front aspect. Exposed timbers. Two radiators.

Bathroom

Window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath. Radiator.

Shower Room

Suite comprising vanity wash hand basin and shower cubicle. Radiator.

Outside

A wrought iron gate opens to a path which then leads to the entrance door, and also continues to the rear of the property. The landscaped rear garden commences with an initial terraced seating area. There is also a further seating area to the rear of the garden and well stocked flower beds. Shed. Access door to garage.

Garage & Parking

Garage with up and over door. The garage and parking are access via Ropers Court.

Agent's Note

The property is within the conservation area and is grade II listed.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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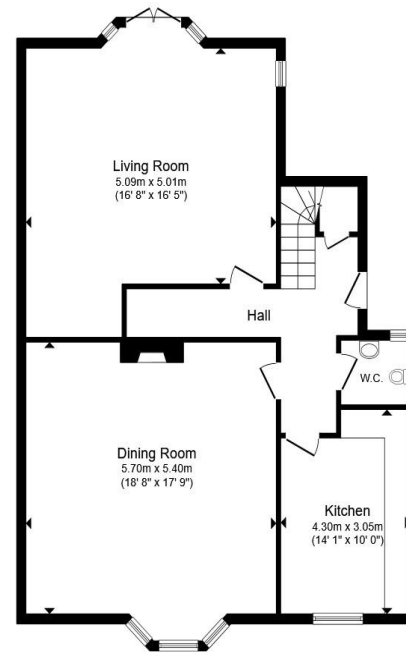
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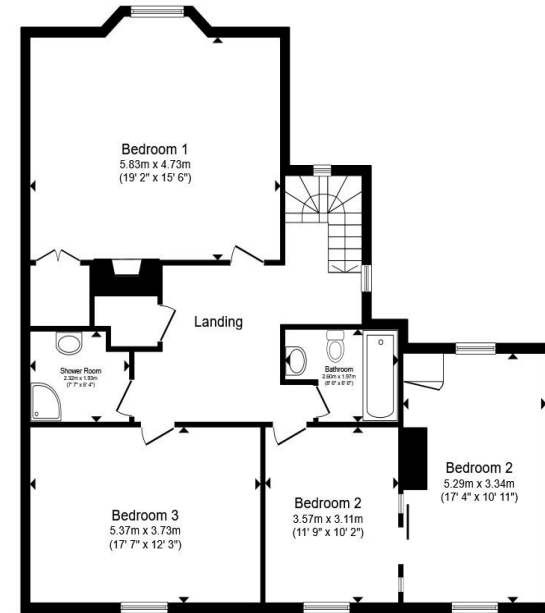
- No onward chain
- Detached garage
- Two spacious reception rooms and kitchen/breakfast room
- Ground floor W.C, first floor bathroom and shower room
- Approximately 2000 ft² of accommodation

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: G

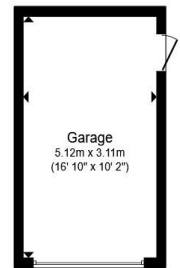
offers in excess of
£550.000



Ground Floor



First Floor



Garage

Total floor area 223.0 m² (2,401 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD111645 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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