



Hizzy
ESTATE AGENTS

Westgarth, Bears Lane, Lavenham, Suffolk, CO10 9RT

Guide £550,000 - £575,000

About the property

Detached bungalows of this size and so close to the centre of Lavenham are rarely available, making Westgarth a particularly exciting opportunity. Originally arranged with three bedrooms, the accommodation has been thoughtfully reconfigured to provide two generous double bedrooms and an impressive open-plan living and dining room. The overall footprint remains unchanged, creating a particularly spacious and sociable interior. The accommodation also includes a modern fitted kitchen and a bright garden room with doors opening onto the terrace. Both bedrooms benefit from extensive fitted wardrobes, while a spacious bathroom and separate shower room complete the layout.

Westgarth is positioned within easy walking distance of the historic centre of Lavenham, widely regarded as one of England's finest and best-preserved medieval wool villages. Its winding streets and colourful timber-framed buildings are home to a traditional butcher, independent shops, tea rooms, cafés, galleries, pubs and excellent restaurants. The famous Market Place, National Trust Guildhall and magnificent Church of St Peter and St Paul further contribute to the village's enduring appeal.

Outside

The property occupies an overall plot measuring approximately 150 feet in length. To the front is a beautifully planted garden, while a private driveway provides off-road parking and access to a detached garage/store. The exceptional rear garden extends to around 85 feet and has previously featured as part of Lavenham Open Gardens. Beautifully established, it features mature trees, architectural planting, meandering pathways and several secluded seating areas. A generous paved terrace provides an inviting space for outdoor dining and entertaining. Further features include a distinctive beach-themed hut, a 10' x 8' workshop, a separate garden shed and an open potting area beneath a covered roof, providing excellent space for gardening, hobbies and storage.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download and upload speed up to 1000mbps.(source Ofcom). Mobile Network, EE, Vodafone, O2, and Three all have good outdoor coverage. O2 has good coverage in the home (Source Ofcom). Please Note that no services have been tested by the agents.





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- Rarely available detached bungalow close to central Lavenham
- Easy walking distance of the historic Market Place
- Originally three bedrooms, thoughtfully reconfigured as two

- Impressive open-plan living and dining room
- Two generous double bedrooms with extensive fitted wardrobes
- Modern kitchen, bright garden room and two bath/shower rooms

- Overall plot measuring approximately 150 feet in length
- 85-ft rear garden featured in Lavenham Open Gardens
- Driveway, garage/store, beach hut, workshop, shed and potting area





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Ground Floor



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

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