



**60b High Street,
Lavenham, Suffolk**

**DAVID
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60B HIGH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9PY

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 tastefully finished family home, centrally positioned within easy walking distance of all of the amenities of this beautiful historic village. The property comprises a sitting room, kitchen/dining room, three first floor bedrooms and a family bathroom. There is the additional benefit of a fully private enclosed rear garden with a timber storage shed. **NO ONWARD CHAIN.**

A three-bedroom village house within easy walking distance to amenities.

Contemporary front door leading to:-

ENTRANCE HALL: With laminate wood effect flooring which continues throughout much of the ground floor, staircase rising to first floor and doorway leading to:-

SITTING ROOM: 17'7" > 14'4" x 11'11" (5.35m > 4.36m x 3.63m) A bright and spacious room with a continuation of laminate wood effect flooring and window overlooking the property's front garden and street scene. Central fireplace with a polished granite hearth and recessed shelving and storage cupboards to one side. Useful understairs storage cupboard off and door leading to:-

KITCHEN/DINING ROOM: 20'10" x 8'1" (6.35m x 2.46m) Particularly bright and with views over the property's rear garden. Matching range of base and wall level cabinets with worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring gas hob with aluminium splashback and Bosch extractor fan above. Integrated Bosch oven, integrated dishwasher and space and plumbing for a washing machine. Beyond here is a large space for a dining table and chairs with French doors leading to a large raised terrace.

First Floor

LANDING: With access to loft storage space that is boarded, recessed lighting and doors leading to:-

BEDROOM 1: 11'5" x 10'7" (3.48m x 3.22m) A double bedroom with double glazed windows overlooking the property's front garden and pretty street scene beyond. Range of fitted wardrobes with mirror fronted sliding doors.

BEDROOM 2: 13'0" x 8'0" (3.95m x 2.45m) A further double bedroom with beautiful far-reaching views over rooftops and onto open countryside beyond. Useful fitted wardrobe.

BEDROOM 3: 9'2" x 7'7" > 4'5" (2.80m x 2.31m > 1.34m) Ideal for use as a study and set up with bunkbeds, with a large storage cupboard over the stairs with fitted shelving units and hanging rail.

BATHROOM: 7'5" x 5'1" (2.25m x 1.56m) Containing a bath with shower above, W.C, wash hand basin with storage below and a heated towel rail.

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Outside

The property benefits from a front garden setting it far back from the road which contains well planted flowerbeds and a central brick terrace. To the rear, the property benefits from a fully private enclosed rear garden with a large decked terrace immediately abutting the property itself being a great space for entertaining. This leads onto a wide expanse of lawn that is bordered by well stocked flowerbeds which also contain a mature fruit tree. A **TIMBER STORAGE SHED** is situated towards the rear of the garden and a pedestrian gate leads onto a rear access.

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

EPC RATING: Band TBC – 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).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



