



DAVID  
BURR

Jasmine Cottage,  
Lavenham, Suffolk



# Jasmine Cottage, 3 Bears Lane, Lavenham, Sudbury, Suffolk, CO10 9RS

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 charming two bedroom semi-detached cottage situated in a convenient location within short walking distance of the amenities of this fine medieval wooltown. The property contains characterful accommodation over two levels with a kitchen/breakfast room, sitting room/dining room and bathroom on the ground floor and two bedrooms upstairs. Outside, there is the benefit of a low maintenance, private enclosed courtyard garden. **NO ONWARD CHAIN.**

## A charming Grade II\* listed semi-detached cottage in the heart of this outstanding village.

Front door leading to:

**ENTRANCE HALL:** With space for coats and shoes and thumb latch door leading to:

**KITCHEN/BREAKFAST ROOM:** With an attractive tiled floor and a solid wood kitchen with wood work surfaces incorporating an Armitage Shanks butler sink with mixer tap above and drainer to side and a four ring Siemens electric hob. Integrated Bosch dishwasher, integrated washing machine/dryer and electric combination oven. Exposed timbers and space for a breakfast table and chairs with a wood and glass panel door providing a pretty view over the garden.

**SITTING/DINING ROOM:** With laminate wood effect flooring and beautiful exposed timbers and a fireplace with red brick surround and brick hearth with inset wood burning stove. Recessed storage to one side of the chimney breast and further display shelving to the other. Thumb latch door leading to:

**REAR HALL:** With a door opening onto the rear garden, useful understairs storage cupboard off and staircase rising to first floor. Further thumb latch door leading to:

**BATHROOM:** With tiled flooring and a tongue and groove panelled bath with a shower over, WC, pedestal wash hand basin and a chrome heated towel rail.

### First floor

**LANDING:** With access to loft storage space, pretty stained glass windows and thumb latch door leading to:

**BEDROOM ONE:** A double bedroom with recessed shelving and fitted wardrobes with inset shelving and hanging rail.

**BEDROOM TWO:** With a lovely view across the rear garden and over the Lavenham roofscape beyond.

### Outside

To the rear of the property is an attractive and particularly private, enclosed courtyard garden with stone paving and a mellow red brick wall, with raised beds containing mature roses. There is the benefit of a right of way over land belonging to a neighbouring property.

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## Agents notes

The property is Grade II\* listed and also stands within a conservation area.

Offered with no onward chain.

**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:** Exempt – listed.

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

**COUNCIL TAX BAND:** C

**WHAT3WORDS:** superhero.married.startles

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

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