



DAVID  
BURR

**Maelands  
Shilling Street, Lavenham, Suffolk**



# MAELANDS, SHILLING STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RH

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.

An outstanding, unlisted detached house situated in a highly-desirable location within just moments walking distance of the amenities of this outstanding medieval village. The property is immaculately presented with accommodation over two levels. An entrance hall expands into an excellent library/study area with a sitting room and further snug/fourth bedroom off. A high-quality kitchen/dining/living room lies adjacent to a boot room and a utility room and there is also a ground floor cloakroom. On the first floor, three double bedrooms are served by two bath/shower rooms (one en-suite). Outside, to the rear is an attractive and particularly private and enclosed garden. Offered with no onward chain.

## **An unlisted three/four bedroom detached house in the centre of Lavenham.**

Storm porch with solid oak front door leading to:-

**ENTRANCE HALL:** A welcoming area with a quarry tiled floor and opening leading into:-

**STUDY/LIBRARY:** A versatile area with tall ceiling height and plenty of space to work from home. Staircase rising to first floor with exposed painted brickwork and a range of wall mounted shelving (available by separate negotiation). Useful understairs storage cupboard and exposed brickwork with steps leading up into the:-

**SITTING ROOM:** With high quality solid oak flooring and exposed ceiling timbers. Plenty of space for seating with glass sliding doors providing a pretty view over the garden and opening onto stone paved terracing.

**SNUG/BEDROOM 4:** A versatile reception room currently used as a cinema room and also with a lovely view over the garden.

**KITCHEN/DINING/LIVING ROOM:** Created during a substantial programme of remodelling and improvement in 2009/2010, the kitchen has been finished to an exceptionally high standard with Corian work surfaces and a matching range of base and wall level units. Four ring siemens induction hob

with Miele extractor fan over and a further Neff warming plate as well as a one-and-a-half sink with Grohe mixer tap and Quooker tap adjacent. Integrated appliances include a Miele electric combination oven, Miele dishwasher and with plenty of storage including a high-quality pantry cupboard with fitted spice racks and further display shelving. Plenty of space for dining table and chairs and with a vaulted ceiling and impressive exposed timbers and a seating area with a gas faux wood burning stove. Underfloor heating throughout (which continues into the utility and boot room) with attractive porcelain tiled flooring and solid wood double doors opening onto the rear garden and stone paved terracing.

**UTILITY:** Also with porcelain tiled flooring and with space and plumbing for a washing machine and space for tumble dryer. Base and wall level units with a one-and-a-half ceramic sink with mixer tap above and drainer to side. Space for a free-standing fridge/freezer and solid wood door leading into:-

**BOOT ROOM:** With a further range of base and wall level units with tall cupboards and a door leading onto the street. Also containing a water-softener.

**CLOAKROOM:** With quarry tiled floor and containing a W.C. and a wash hand basin with tiled splashback and storage below.

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## First Floor

**LANDING:** With access to boarded loft storage space with a drop down ladder, power and light connected. Doors leading to:-

**BEDROOM 1:** A light double bedroom with a range of integrated wardrobes with a useful fitted safe installed. Door leading to:-

**EN-SUITE:** Containing a bath with mixer tap and shower over, W.C., ceramic wash hand basin with storage below and a further range of useful storage cupboards. Heated towel rail and heated mirror with integrated lighting.

**BEDROOM 2:** A further double bedroom with a range of fitted storage cupboards.

**BEDROOM 3:** A double bedroom with a range of display shelving/book shelves and a lovely view over the garden.

**SHOWER ROOM:** Finished to a high standard with a large shower with rainfall style shower head and additional attachment below, W.C., ceramic wash hand basin with storage below and a tall heated towel rail.

## Outside

The rear garden has been beautifully landscaped with two stone paved terraces providing areas of seating and an area of lawn surrounded by colourful well stocked beds and an attractive timber storage shed and lockable bicycle storage. Further benefits include a water tap, external lighting and power sockets.

## Agent's notes

The property is unlisted although stands within the conservation area.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating by radiators. Underfloor heating throughout the kitchen/dining/living

room, utility and boot room. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band E – 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).

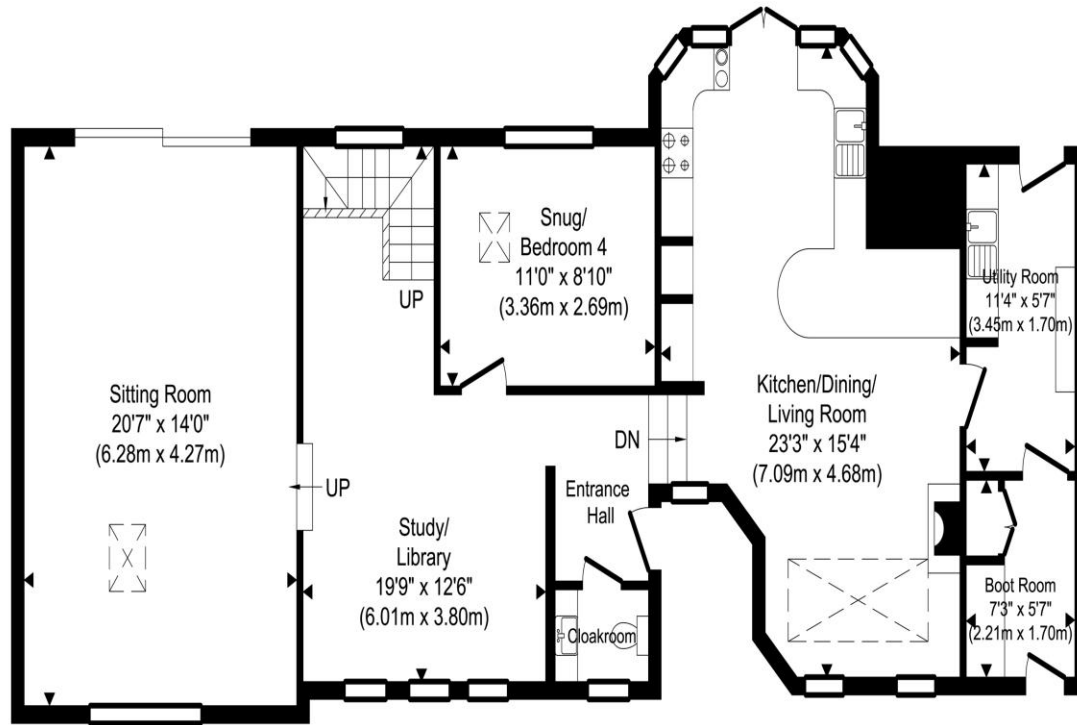
**COUNCIL TAX BAND:** F

**TENURE:** Freehold **WHAT3WORDS:** waxes.excavate.gazed

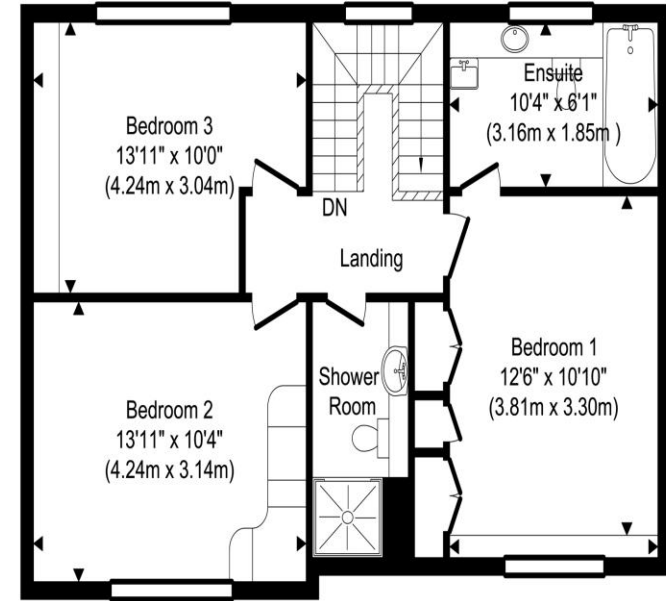
**CONSTRUCTION TYPE:** Brick

**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.

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Ground Floor  
Approximate Floor Area  
1061.53 sq. ft.  
(98.62 sq. m)



First Floor  
Approximate Floor Area  
645.08 sq. ft.  
(59.93 sq. m)

TOTAL APPROX. FLOOR AREA 1706.61 SQ.FT. (158.55 SQ.M.)

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