

£300,000

High Street, Lavenham







THE PROPERTY

A beautifully presented three-bedroom home, ideally positioned in the heart of this historic and highly regarded village, within easy walking distance of its excellent range of amenities. Tastefully finished throughout, the property offers a wonderful blend of character and modern living, with a spacious sitting room, a well-appointed kitchen/dining room and a private, enclosed rear garden featuring a generous decked terrace, perfect for outdoor dining and entertaining.

The accommodation begins with a contemporary front door opening into a welcoming entrance hall, where wood-effect laminate flooring creates a stylish first impression and continues through much of the ground floor. A staircase rises to the first floor, with a doorway leading through to the sitting room.

The sitting room is a bright and spacious reception room, enjoying a window overlooking the front garden and attractive street scene beyond. The central fireplace, complete with a polished granite hearth, provides an attractive focal point, while recessed shelving and storage cupboards to one side add both character and practicality. There is also a useful understairs storage cupboard, before the accommodation continues through to the kitchen/dining room.

Stretching to over 20 feet in length, the kitchen/dining room is a particularly appealing space, offering a lovely outlook over the rear garden and plenty of room for everyday family life. The kitchen is fitted with a matching range of wall and base units, complemented by generous work surfaces, a one-and-a-half bowl stainless-steel sink with mixer tap and drainer, and a four-ring gas hob with aluminium splashback and Bosch extractor fan above. Integrated appliances include a Bosch oven and dishwasher, with additional space and plumbing for a washing machine. Beyond the kitchen, there is ample room for a dining table and chairs, creating a sociable area for family meals and entertaining. French doors open directly onto the raised rear terrace, allowing the garden to become a natural extension of the living space during the warmer months.


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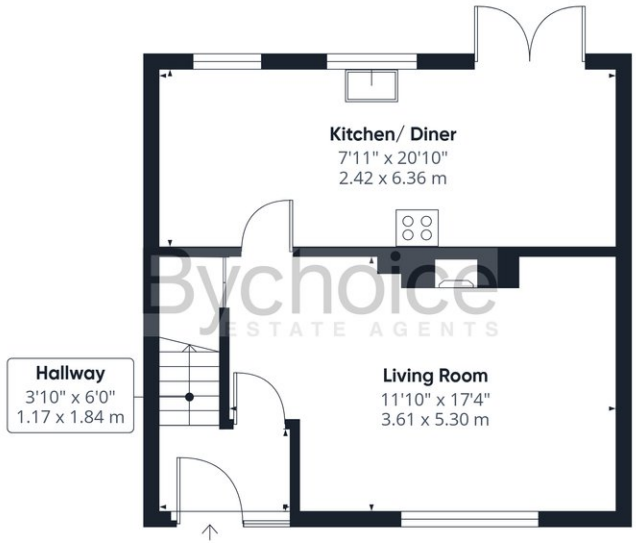
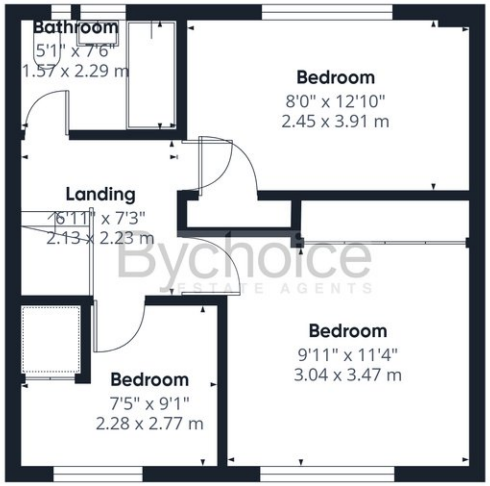


Ground Floor



Floor 1

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Approximate total area(1)
781 ft²
72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Babergh District - Band B

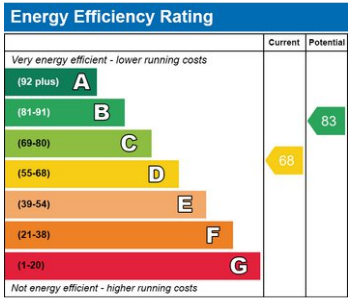
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000Mbps and upload speeds of up to 1000Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Gas, electricity, water & drainage

Property Construction – Brick



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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