



DAVID  
BURR

Taylors  
Sudbury Road, Lavenham, Suffolk



# Taylors, Sudbury Road, Lavenham, Sudbury, Suffolk, CO10 9PJ

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 detached three bedroom new build home in one of the area's most sought-after villages finished to a particularly high standard with ample parking, generous garage and private gardens.**

**INTERIOR:** A front door is covered by a large timber framed porch and leads into an entrance hall with a storage cupboard off and a staircase leading up to the first floor. An attractive sitting room benefits from plenty of natural light through a bay window. To the rear is a kitchen/dining room with bi-folding doors opening onto terracing and the garden behind. The kitchen itself is provided by Howdens with a matching range of base and wall level units with silestone work-surfaces incorporating an induction hob and a sink with brushed nickel mixer tap over. Integrated appliances include a fridge, freezer, electric oven and microwave and a dishwasher. A utility room leads onto a side passageway with a further storage cupboard and additional sink. Also on the ground floor is a cloakroom containing a W.C. and a wash hand basin.

Upstairs, three bedrooms are served by two bath/shower rooms. Bedroom one benefits from its own en-suite which contains a shower, W.C. and wash hand basin. Bedrooms two and three are both doubles and are served by a contemporary bathroom with a large shower cubicle with tiled surround and glass screen, a separate bath, a W.C. and a vanity suite. The landing itself is generously proportioned with a skylight above, providing an ideal area to work from home.

**EXTERIOR:** In front of the property is a driveway which provides ample off-road parking for a number of vehicles. The driveway in turn leads onto a substantial 25ft long garage (with door to be installed prior to completion) providing additional parking or substantial storage options. Behind the

property is a private enclosed garden with a paved terrace adjacent to the kitchen/dining room. There is an area of lawn (which has been seeded) which is enclosed by fencing with paved pathways leading to side accesses on both sides of the house. A personnel door leads into the rear of the garage.

**SERVICES:** Main water and drainage. Main electricity connected. Air source heat pump. **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). **COUNCIL TAX BAND:** TBC

**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 or contract

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