

DAVID BURR

75 High Street, Lavenham, Suffolk









75 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 high-specification, beautifully-presented, two-bedroom period house in one of East Anglia's most highly-regarded villages, offered with no onward chain.

Accommodation

An entrance door leads into a contemporary sitting room with a large sash window allowing plenty of natural light. There is ample room for seating and a wood-burning stove set within a brick fireplace with recessed storage cupboards to one side. A thumb-latch door leads through to the dining room, which has plenty of space for a table and chairs and a range of base-level units with quartz work surfaces incorporating a Lamona microwave, and a red brick feature fireplace. A window overlooks the rear garden and a staircase rises to the first floor with a substantial storage cupboard below.

The kitchen has been newly installed to a high standard, with a matching range of base and wall-level units and quartz work surfaces incorporating a four-ring AEG hob and a stainless-steel sink. There is an integrated electric combination oven, an integrated fridge/freezer and an integrated AEG washing machine. Double doors open onto the rear garden. The ground floor shower room has a corner shower with a rainfall-style shower head, an additional attachment below and recessed shelving along with a WC, a vanity suite and a heated towel rail. Upstairs, a landing leads to two double bedrooms. The slightly larger of the two overlooks the iconic street scene through a sash window and has a useful storage cupboard off, while bedroom two has an outlook to the rear and a double wardrobe.

Outside

To the rear, a courtyard garden has been designed with low-maintenance in mind and contains an area of shingle suitable for seating and hard standing, ideal for a bistro table and chairs. At the rear of the garden is a useful garden store, and a pedestrian gate leads out onto Pump Court, giving convenient access back to Lavenham High Street.

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

Agent's note

The property is Grade II listed and lies within a conservation area.

Fixtures and fittings can be available by separate negotiation, ideal for purchasers wishing to acquire the property as an investment/holiday home.

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EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council

COUNCIL TAX BAND: B

TENURE: Freehold **CONSTRUCTION TYPE:** Brick

WHAT3WORDS: ///node.nest.tech

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.

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