DAVID BURR

10 Bolton Street, Lavenham, Suffolk

10 BOLTON STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RG

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 on a highly sought-after street within the beautiful picturesque village of Lavenham. The property has undergone a painstaking programme of thoughtful restoration entirely sympathetic to the property's considerable history and character. Accommodation includes a sitting room, dining room, kitchen, utility cupboard and bathroom whilst upstairs are two comfortable double bedrooms.

A beautiful semi-detached character cottage with attractive garden and off-road parking in the centre of one of the area's most popular and well-served villages.

Door leading to:-

SIDE HALL: With parquet wood style flooring, exposed timbers and brickwork and high-quality solid oak thumb latch doors leading to:-

DINING ROOM: 11'6" x 10'11" (3.51m x 3.34m) With a continuation of parquet wood effect flooring and plenty of space for a dining table and chairs adjacent to floor-to-ceiling wood and glass panel double doors opening onto the gardens. Feature fireplace with oak bressumer beam and a mellow red brick chimney breast. Opening leading to:-

KITCHEN: 11'6" x 6'11" (3.51m x 2.12m) Finished to a high standard with a range of base level units with solid wood worksurfaces incorporating a stainless-steel sink and a four-ring Lamona induction hob with extractor fan above. Integrated appliances include an electric combination oven and a slimline dishwasher. Opening leading to:-

SITTING ROOM: 12'0" x 11'1" (3.67m x 3.39m) A wonderful room with exposed timbers, parquet brick flooring and beautiful mullion window to one side and casement window to the other. Substantial feature inglenook fireplace with oak bressumer beam and exposed brickwork.

UTILITY CUPBOARD: With space and plumbing for a washing machine and a wooden worksurface providing storage space.

BATHROOM: Containing a rolltop bath with claw feet and mixer tap and shower attachment over, WC, ceramic hand painted wash hand basin on a wooden mount and a chrome heated towel rail. Airing cupboard off.

First Floor

LANDING: With exposed timbers and solid oak thumb latch doors leading to:-

BEDROOM 1: 11'10" x 9'2" (3.61m x 2.80m) With exposed timbers, plenty of space for a double bed and attractive view over the street scene.

BEDROOM 2: 9'8" x 8'9" (2.94m x 2.67m) A further charming double bedroom with exposed timbers.

Outside

To the side of the property is a private driveway providing **OFF-ROAD PARKING** with a pedestrian gate leading through to a further area of seating on a gravel terrace. The property's rear garden has been well planted with a variety of colourful flowers and plants with an expanse of lawn and a further shingle terrace enclosed by oak sleepers.

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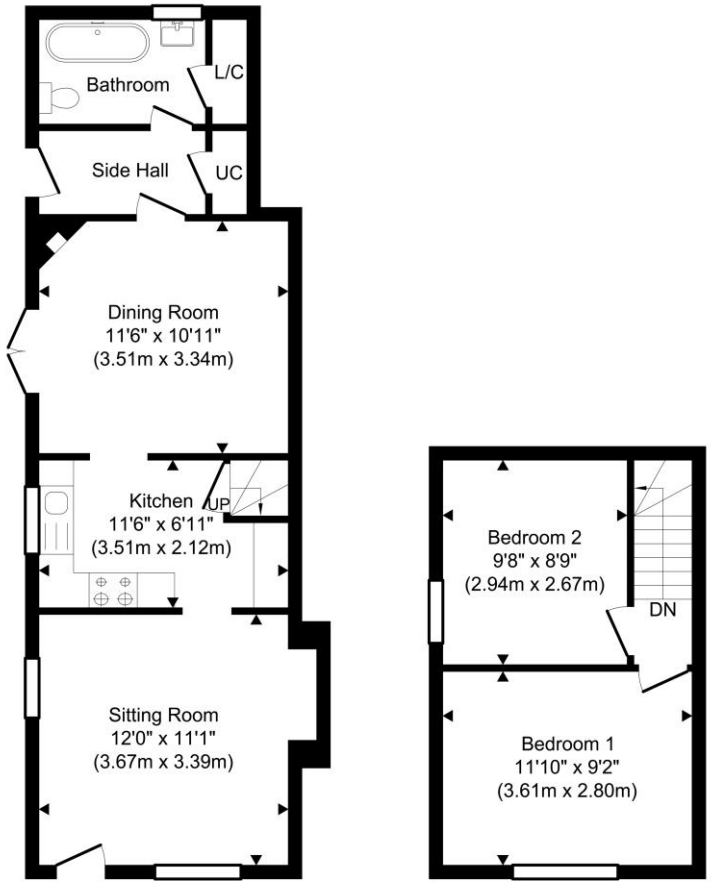

Ground Floor
Approximate Floor Area
459.72 sq. ft.
(42.71 sq. m)

First Floor
Approximate Floor Area
226.25 sq. ft.
(21.02 sq. m)

TOTAL APPROX. FLOOR AREA 685.98 SQ.FT. (63.73 SQ.M.)

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

EPC RATING: Band D – 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: C

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):
Broadband: Yes. **Speed:** up to 72 mbps download, up to 17 mbps upload
Phone signal: Yes – EE, Three, O2, Vodafone.

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WHAT3WORDS: hologram.scope.prospers

VIEWING: Strictly by prior appointment only through DAVID BURR.

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