



DAVID
BURR

6 Deacons Close,
Lavenham, Suffolk

6 Deacons Close, Lavenham, Sudbury, Suffolk, CO10 9TT

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.

Situated in the heart of the historical village of Lavenham is the spacious three-bedroom house that enjoys a corner plots size garden, green frontage, off road parking and a garage.

The Property

To the ground floor you are initially greeted by an inviting entrance hall with staircase leading to the first floor and neighbouring cloak room. This leads onto a light kitchen breakfast room that enjoys views over the rear garden, this is a well-served kitchen finished with traditional units with matching utility room to the front. Next to this room is a more formal sitting room with attractive fireplace, useful storage cupboard and French doors that lead onto a garden room that stretches across the back of the house offering panoramic views of the garden. To the first floor are three bedrooms each sitting to the back of the house with views over the rear garden service by a family bathroom as well as an en-suite to the master bedroom.

Outside

The corner plot size garden the house enjoys is one of the properties most attractive features with a wide expanse of lawn, borders offering seasonal colour and a terrace seating area off the garden room. Deacon Close is a private development set back from the high street with easy access to village amenities whilst enjoying a quiet setting with central green the houses surround. Private parking and a garage can be found to the front with footpath leading to the front door and side access to the rear garden.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **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: D.

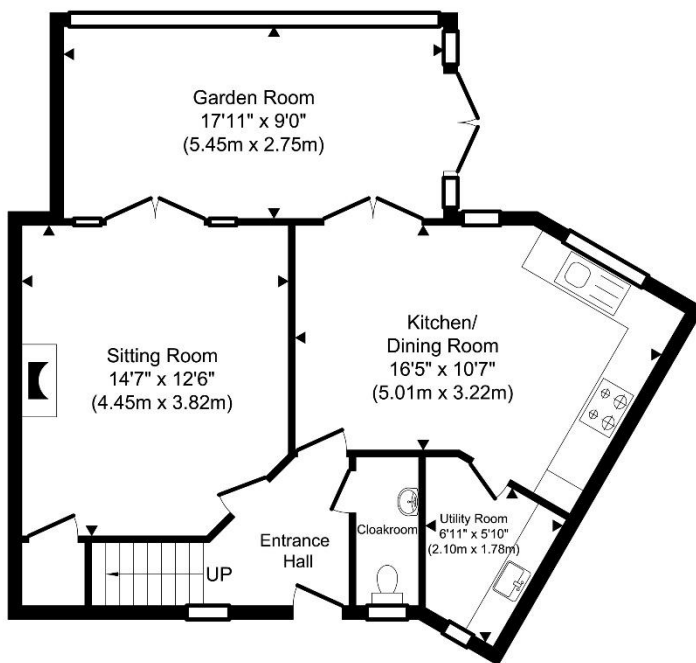
TENURE: Freehold

WHAT3WORDS: ///respects.nerves.year

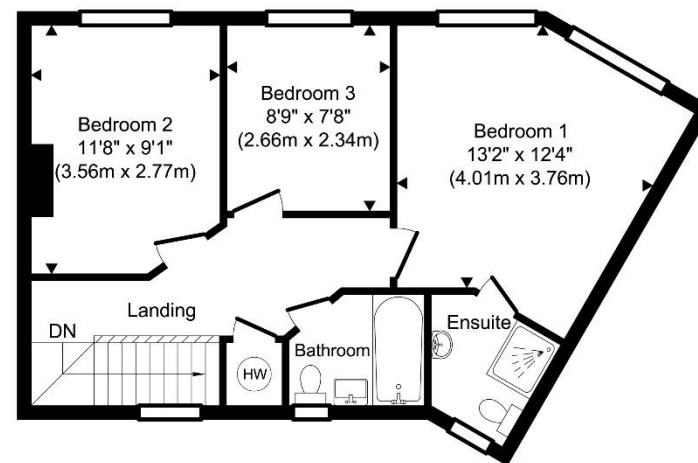
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
660.36 sq. ft.
(61.35 sq. m)



First Floor
Approximate Floor Area
493.20 sq. ft.
(45.82 sq. m)

TOTAL APPROX. FLOOR AREA 1153.56 SQ.FT. (107.17 SQ.M.)
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