

oakheart



£325,000

Price Guide

Ropers Court, Lavenham

Guide Price; £325,000 - £350,000 Set within a quiet residential street in the historic Suffolk village of Lavenham, this well-proportioned two-bedroom semi-detached home offers an ideal blend of flexible living space and countryside charm. Offering flexible internal living space, off street parking and a garage, this home is not one to be missed!

The ground floor opens into a welcoming entrance hallway, leading into a generous living room measuring over 18ft in length. A separate sunroom located the rear of the property, provides a bright additional

reception area perfect for use as a garden room, home office, or formal dining space. The kitchen features a range of timber floor and wall mounted units topped with mosaic tiled work surfaces, an integral Neff oven, hour ring electric hob, space for appliances and an inset stainless steel sink and drainer unit with chrome mixer tap. A conveniently located ground floor bathroom with a three-piece suite completes the lower level, adding to the home's practicality. Upstairs, the accommodation continues to impress with two spacious bedrooms. The main bedroom spans the full width of the property (18'1" x 10'3"), offering

ample room for furnishings, while the second bedroom is ideal for guests or as a study. The first floor also includes a compact but functional family bathroom, perfectly serving the upstairs bedrooms.

The rear garden is bursting with personality. Carefully landscaped with gravel pathways and mature planting, this tranquil outdoor space feels like a hidden oasis. A pretty timber shed with painted doors adds character and provides useful storage, while various seating spots invite you to sit and enjoy the surroundings.

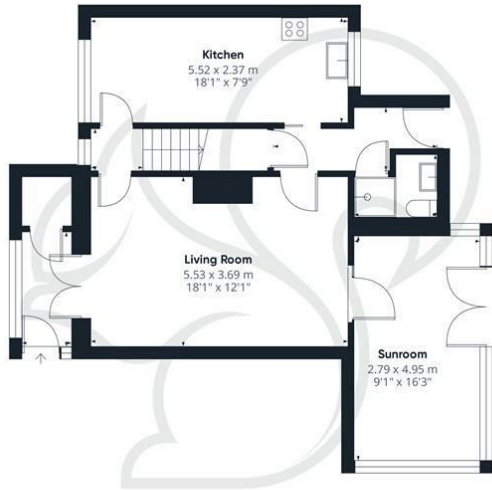
Call Oakheart today to arrange your viewing!



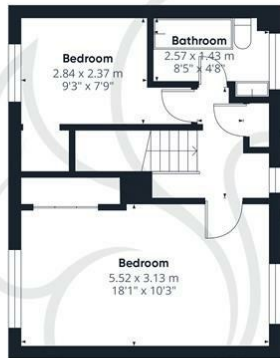








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

96.3 m²
1038 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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