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MOLETON
COTTAGE

DAVID
BURR

83 High Street,
Lavenham, Suffolk

83 HIGH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9PT

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 one-bedroom cottage situated in the heart of the sought-after village of Lavenham within just moments walking distance of numerous local amenities. Characterful accommodation displays numerous original period features with a charming sitting room with wood burning stove, a kitchen/dining room with a generous storage cupboard off, a double bedroom and a first floor bathroom. Outside, to the rear is a low-maintenance, private and enclosed garden with a pedestrian access to the side through a timber gate.

A delightful one-bedroom cottage with garden in the heart of the village.

SITTING ROOM: 11'10" x 11'1" (3.61m x 3.38m) An elegant room with large sash window offering street scene views to the front accessed via solid wooden panel door from the high street. Your attention is immediately drawn to the attractive soft red brick fireplace with inset log burner and wood surround with useful alcove cupboard and shelving, exposed timbers and open staircase leading to first floor. Solid wooden door leading to:-

KITCHEN/BREAKFAST ROOM: 11'11" x 11'0" (3.63m x 3.35m) A wonderfully light room with large window overlooking the rear walled garden with glass panel door. The kitchen is fitted with a wide range of traditional style units with a thick stone effect worktop, integrated sink with drainer unit and mixer tap, free-standing oven, space and plumbing for a washing machine and fridge/freezer. Substantial understairs cupboard offering pantry style storage. This room is finished with a herringbone brick floor with space for dining table and chairs.

First Floor

LANDING: With views over the rear garden and pretty roofscape view beyond and solid wooden doors leading to:-

BEDROOM 1: 11'11" x 10'5" (3.63m x 3.18m) A generous bedroom with sash window offering pretty street scene views to the front with exposed

chimney breast brickwork and useful alcoves for bedroom furniture as well as built-in wardrobe and airing cupboard.

BATHROOM: A modern three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap and large panel bath with overhead shower, shower screen and attractive tile surround.

Outside

To the rear of the property is a private part-walled rear garden made up of soft Suffolk red bricks and flint with raised borders offering seasonal colour as well as access gate to the side.

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

AGENT'S NOTES

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

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

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

TENURE: Freehold.

CONSTRUCTION TYPE: Brick

WHAT3WORDS: obstruct.incline.keeps

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.



