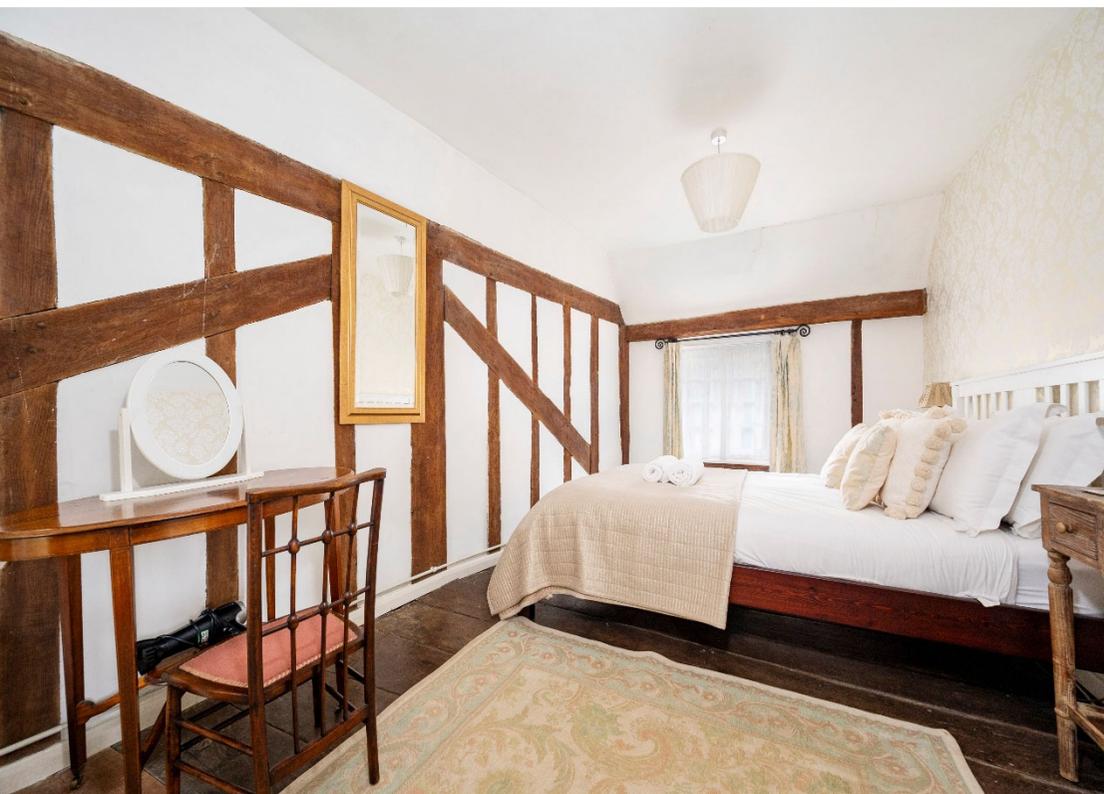




**Coppers, 24 Shilling Street,
Lavenham, Suffolk**

**DAVID
BURR**



Coppers, 24 Shilling Street, Lavenham, Sudbury, Suffolk, CO10 9RH

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.

This charming two double bedroom period cottage enjoys a quiet position in one of Suffolk's most sought-after villages. To the rear of the property you will find a private south westerly facing garden with en-suite to master bedroom and a particularly sociable principal reception room.

ENTRANCE HALL: A solid wooden door brings you to this room, finished with a coconut matting with space for coats and obscured glass door leading to:

SITTING ROOM/DINING ROOM: Stretching across the front of the property, this is a wonderfully light and spacious room with a sash and casement window offering street scene views to the front and incredibly high ceilings with exposed timbers and ceiling joist, with your attention drawn to the central fireplace with log burner, oak bressummer beam and stone hearth. Doors leading to:

KITCHEN: The kitchen is fitted with a wide range of matching shaker style units with a thick oak worktop above and matching return, with pretty views over the south westerly facing rear garden. Integrated appliances include a double butler sink with mixer tap, slim line dishwasher, washing machine and fridge freezer with space for a large Range cooker and extractor above.

UTILITY ROOM: This room is fitted with matching units to the kitchen, with space for other white goods, a thick oak worktop and matching return with glass panel door leading onto the rear garden.

SHOWER ROOM: A three piece suite consisting of a close coupled WC, contemporary wash hand basin with mixer tap above and tiled splashback, a three quarter tiled shower cubicle with overhead shower and shower screen and heated towel rail.

First floor

LANDING: Accessed off the utility room, this is a particularly useful room with window overlooking the rear garden, space for reading or a desk with eaves storage cupboard and doors leading to:

MASTER BEDROOM: This room boasts many original character features with casement window to the front, exposed timbers and original elm floorboards, with space for a large double bed, dressing area and other bedroom furniture. Door leading to:

EN-SUITE: A three piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap above, roll top bath and traditional fittings.

BEDROOM TWO: A generous double bedroom with exposed timbers and original elm floorboards, with casement window overlooking Shilling Street.

Outside

To the immediate rear of the property is a large brick paved terrace being a fantastic space for entertaining and to enjoy the sun throughout the afternoon, with well-planted borders offering an array of colour throughout the seasons.

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

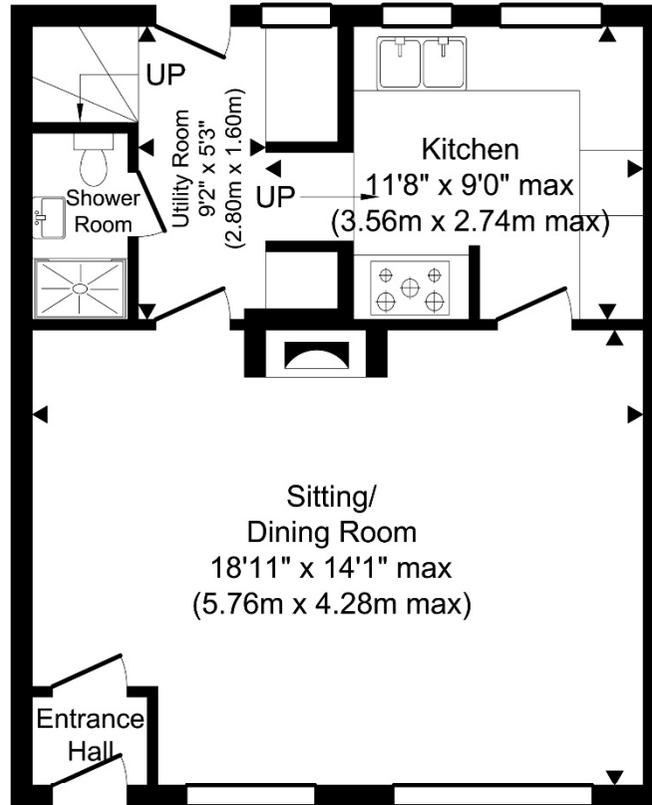
EPC RATING: Exempt.

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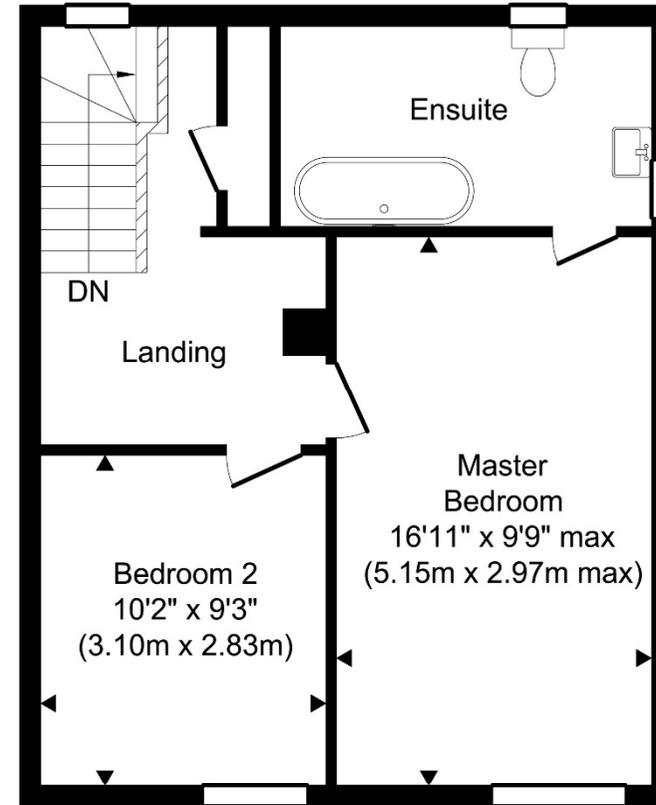
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** TBC.

WHAT3WORDS: ///circus.sisters.perform

VIEWING: Strictly by prior appointment only through DAVID BURR.



Ground Floor
Approximate Floor Area
441.42 sq. ft.
(41.01 sq. m)



First Floor
Approximate Floor Area
441.42 sq. ft.
(41.01 sq. m)

TOTAL APPROX. FLOOR AREA 882.85 SQ.FT. (82.02 SQ.M.)

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