



DAVID
BURR

**29 The Glebe,
Lavenham, Suffolk.**

29 THE GLEBE, LAVENHAM, SUDBURY, SUFFOLK, CO10 9SN

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 spacious and versatile detached house situated in a highly desirable cul-de-sac within short walking distance of village amenities. The accommodation provides two spacious reception rooms, a study, a kitchen/breakfast room, utility room and ground floor cloakroom. Upstairs are four bedrooms and two bathrooms (one en-suite). The property further benefits from a west facing rear garden and a detached double garage as well as off road parking.

A detached house close to village amenities.

Solid wood and glass panel front door leading to:

ENTRANCE HALL: A spacious and welcoming area with fitted barrier matting, space for cloaks, staircase off and doors leading to:

SITTING ROOM: 19'10" (into bay) x 14'2" (3.06m into bay x 4.34m)
A generous size with large bay window overlooking the property's front garden. The focal point is a striking open fireplace situated on a tiled hearth with brick surround and extraction hood above and bressumer over. Double doors leading to:

DINING ROOM: 14'2" x 8'8" (4.34m x 2.66m) With plenty of space for a large dining table and chairs and sliding doors leading onto the rear terrace.

KITCHEN/BREAKFAST ROOM: 15'10" x 9'7" (4.84m x 2.94m)
With a large range of windows providing views over the rear garden and a matching range of base and wall level shaker style units with work surfaces incorporating double electric oven, four ring gas hob with extraction fan above, double sink with mixer tap above and drainer to side, integrated Siemens dishwasher, integrated refrigerator and space for free standing freezer. Tiled farmhouse style splashbacks throughout. There is

space for a table and chairs, a wall mounted plate rack and a large useful under stairs storage cupboard off.

UTILITY ROOM: 9'7" x 6'3" (2.94m x 1.93m) With a further matching range of base and wall levels units with tiled splashbacks and work surfaces incorporating chrome sink with mixer tap, space and plumbing for washing machine and space for free standing refrigerator. Access to loft and door to rear garden.

STUDY/BEDROOM 5: 13'3" x 7'10" (4.05m x 2.39m) A spacious room with windows overlooking the front garden.

CLOAKROOM: 6'2" x 3'8" (1.89m x 1.12m) With WC and pedestal wash hand basin with tiled splashback.

First Floor

LANDING: With useful linen cupboard with fitted shelving off and doors leading to:

BEDROOM 1: 12'5" x 11'11" (3.79m x 3.65m) A large double bedroom with two sets of integrated wardrobes with sliding doors, a large range of

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windows providing open views to the front, heated towel rail and door leading to:

EN-SUITE: 7'0" x 6'9" (2.14m x 2.07m) With panel bath and fully tiled surround with shower above, WC, his and hers wash hand basins with tiled splashbacks and storage below.

BEDROOM 2: 10'11" x 8'11" (3.34m x 2.72m) With views over the rear garden and useful double width integrated wardrobes.

BEDROOM 3: 10'0" x 6'9" (3.06m x 2.07m) With useful fitted storage cupboards.

BEDROOM 4: 10'5" x 7'8" (3.2m x 2.34m) Enjoying views over the rear garden and with useful fitted wardrobes.

FAMILY BATHROOM: 6'9" x 7'6" (2.08m x 2.3m) With tiled flooring and walls, a bath with shower above, WC, wash hand basin with storage below.

Outside

The property is approached via a tarmac driveway which provides **OFF ROAD PARKING** for a number of vehicles. This in turn leads to a:

DOUBLE GARAGE: 18'6" x 18'1" (5.64m x 5.52m) With one electric roller door and one up and over door, power and light connected and personal door to rear.

The rear garden has been cleverly designed into two distinct areas. Adjacent to the property is a wraparound paved terrace which in turn gives way to a large expanse of lawn bordered by well stocked beds with mature hedges and trees.

There is a further spacious paved terrace with ample space for table and chairs positioned to enjoy the afternoon sun.

SERVICES: Mains water and drainage. Mains electricity. Gas fired heating by 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: F

VIEWING: Strictly by prior appointment only through DAVID BURR.

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