

oakheart



£350,000

Price Guide

The Common, Lavenham

£350,000 - £375,000 Situated in the heart of the sought-after Suffolk village of Lavenham, this well-presented two double bedroom semi-detached property combines character, practicality, and an enviable location within one of England's most historic and picturesque villages.

The ground floor offers a welcoming living room, leading through to a generous dining room, perfect for entertaining or family gatherings. To the rear, a well-equipped kitchen flows into a

bright sun room, which opens directly onto the garden. The kitchen features white shaker style floor and wall mounted units topped with stone-effect work surfaces, integral eye level oven, hour ring Bosch ceramic hob and inset sink and drainer unit with chrome mixer tap. Completing the downstairs accommodation is a family bathroom comprising of a panel bath with shower over the tub, low level WC and wash hand basin. Upstairs, the property features two spacious double bedrooms, each filled with natural light, alongside a modern shower room featuring a

generous walk-in shower with glass screen, contemporary white WC and wash basin, sleek floor-to-ceiling tiling, and stylish tiled flooring.

The garden is predominantly laid to paving, offering a low-maintenance and versatile space, perfect for al-fresco dining and entertaining. Attractive borders with established plants and shrubs provide a charming and tranquil backdrop.

Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU 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.