



Offers In Excess Of £550,000

Lower Road, Lavenham



This attractive four-bedroom detached family home is set in the historic village of Lavenham, offering around 1,742 sq. ft. of versatile living space and a layout well-suited to family life. The property is positioned in a desirable residential area, just a short walk from the village centre and its wide range of amenities.

The ground floor opens into a welcoming hallway with access to all principal rooms. The generous living room spans the depth of the house and features a central fireplace, with doors opening into a bright sunroom that overlooks the garden. A formal dining room provides space for entertaining, while the fitted kitchen/breakfast room includes a good range of storage units, appliances, and space for casual dining. Completing the ground floor are a practical utility room, cloakroom, and a versatile study/home office.

Upstairs, the principal bedroom benefits from built-in wardrobes and an en suite shower room. Three further bedrooms, all well-proportioned, are served by the family bathroom, offering flexibility for guests, children, or additional workspace.

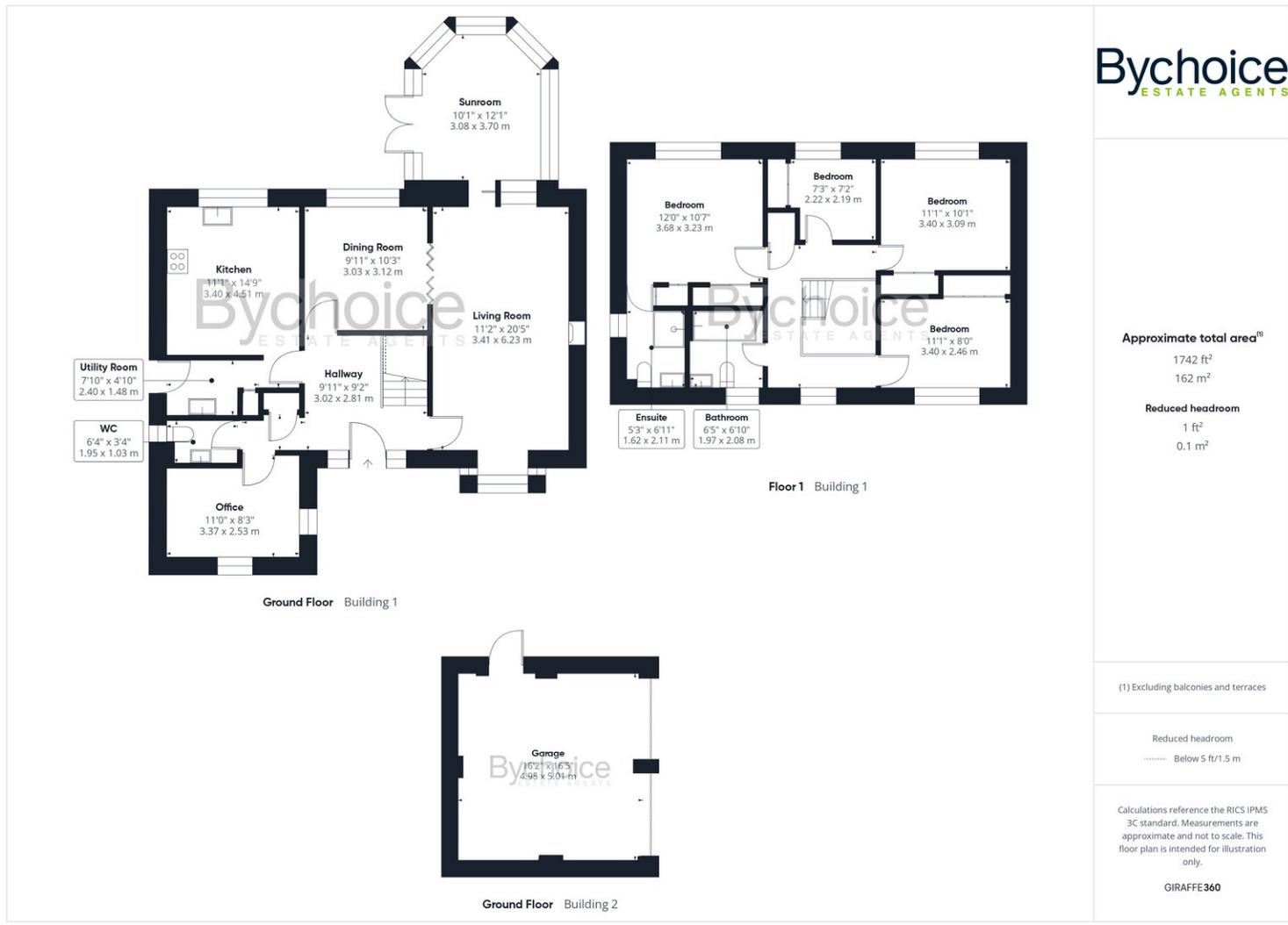
Externally, the property is set within well-maintained wraparound gardens with lawn, mature planting, and two patio seating areas ideal for outdoor entertaining. To the front, a gravel driveway provides ample off-road parking and leads to a detached double garage with twin up-and-over doors.

This home presents an excellent opportunity for families or downsizers seeking a long-term home in one of Suffolk's most desirable villages, combining practical modern living with the historic charm that makes Lavenham so unique.









Bychoice
ESTATE AGENTS

Approximate total area⁽¹⁾

1742 ft²
162 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

AGENTS NOTE

Council & Council Tax Band – Band F - Babergh District Council

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of up to 1000mbps available (Ofcom data)

Mobile Coverage – Mobile coverage available from EE, O2, Three, Vodaphone (Ofcom data)

Utilities – Mains drainage, gas central heating, water, electric

Property Construction – Standard brick construction

Accessibility and Adaptations – Stairlift affixed to stairs

Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS