



6 Hall Road,
Lavenham, Suffolk

DAVID
BURR



6 Hall Road, Lavenham, Sudbury, Suffolk, CO10 9QU

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, soft red brick cottage situated on a quiet lane just off the High Street, with a generous corner plot and a pretty outlook.

The Property

To the ground floor, there are two principal reception rooms with an initial sitting room with gas fireplace, overlooking the side garden, with dining room to the front finished with a Suffolk brick floor. To the back of the property overlooking the rear garden, you will find a very well served traditional shaker kitchen with wooden worktop and matching utility/cloakroom neighbouring this.

To the first floor, there are two generous double bedrooms with the master bedroom offering plenty of built in storage, serviced by a family shower room.

Outside

The cottage's grounds are one of the property's most attractive features with wide expanses of lawn, well-stocked borders offering seasonal colour and multiple seating areas and a range of established shrubs and trees with footpath leading to the rear garden.

To the back of the garden, you will find an octagonal summerhouse that gives you elevated views looking back down the garden and brick built workshop/garden store.

Agents note

As is not uncommon of properties of this nature, the neighbouring property has right of way. If you require any further information, please contact the office.

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

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

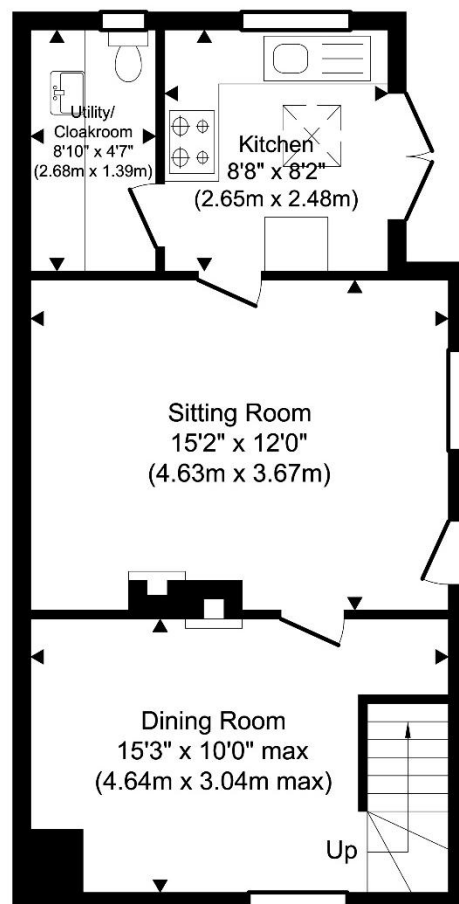
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C.

TENURE: Freehold **WHAT3WORDS:** /// innovator.journals.shows

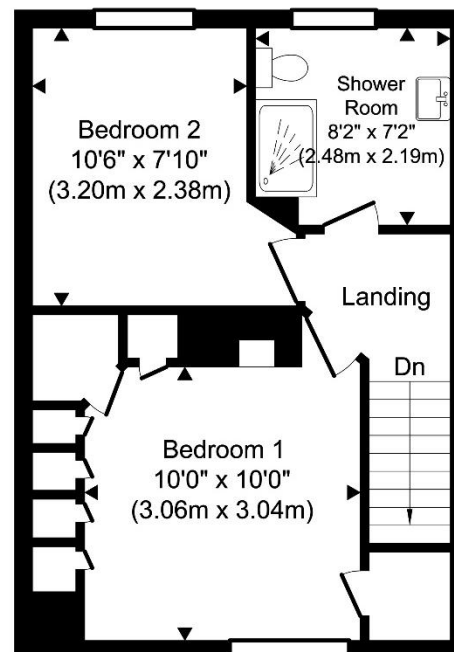
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
458.86 sq. ft.
(42.63 sq. m)



First Floor
Approximate Floor Area
340.03 sq. ft.
(31.59 sq. m)

TOTAL APPROX. FLOOR AREA 798.89 SQ.FT. (74.22 SQ.M.)

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