

£250,000

Church Street, Lavenham







THE PROPERTY

Welcome to this charming two-bedroom cottage, ideally situated in the heart of the highly sought-after village of Lavenham and offered with no onward chain.

Stepping inside, you are welcomed into a cosy living room where an attractive feature fireplace creates a warm and inviting focal point. Characterful exposed beams add to the property's period charm, setting the tone for the accommodation throughout.

The adjoining dining room provides an ideal space for family meals and entertaining, with a second feature fireplace and further exposed beams enhancing the cottage's traditional character.

The kitchen is fitted with a range of wall and base units, offering practical storage and preparation space. Integrated appliances include an extractor fan and inset sink, while a rear door provides convenient access to the garden.

Completing the ground floor is a well-presented bathroom, fitted with a shower, wash hand basin with vanity storage, and WC.

Upstairs, the property offers two well proportioned, one with space for a king size bed and the other a comfortable double both enjoying plenty of natural light. The second bedroom benefits from a built-in storage cupboard which houses a newly fitted water tank.

Outside, the rear garden is a delightful space, the raised rose arbour creates a romantically framed view of the the mature rose garden, and up the garden path, a wrought iron gate, canopied in honeysuckle, hides a peaceful, secluded oasis; a dedicated herb and wildlife garden, with nesting boxes and established chamomile lawn creating a peaceful setting to relax or entertain during the warmer months.

Combining period features with practical living accommodation, this delightful cottage presents an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking a character home in one of Suffolk's most desirable villages.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry Potter House' adds a touch of magic to the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.


Russell Hobbs

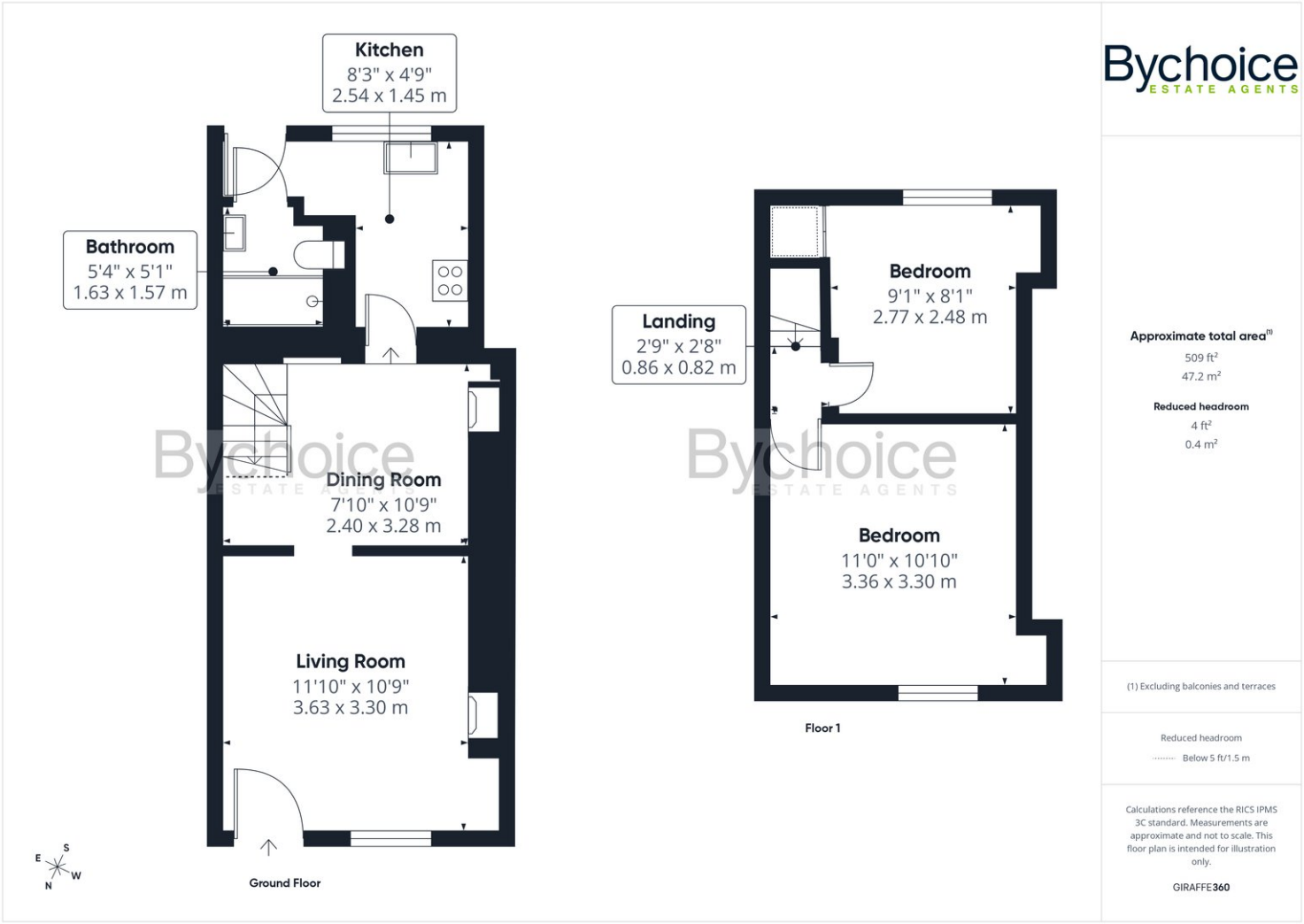












Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outside with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Standard Brick Construction

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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