

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font against a blue sky background.

# oakheart

£1,400 Per Month

Per Month

Deacons Close, Lavenham

Tucked away to the rear of a highly desirable private cul-de-sac within one of East Anglia's most highly regarded and well-served villages, this three-bedroom family home offers well-balanced accommodation arranged over two storeys, together with off-road parking, a garage and a private enclosed garden.

The accommodation begins with an entrance hall featuring useful understairs storage and a staircase rising to the first floor. The sitting room is a well-proportioned and welcoming space, complete with a wood burning stove sat upon a stone hearth, and double doors opening directly onto the rear garden.

The kitchen/dining room enjoys an attractive bay window and offers a range of base and wall units with wood-effect work surfaces, incorporating a one-and-a-half sink with drainer and mixer tap, four-ring electric hob and fitted oven. There is plumbing for a washing machine and ample room for a dining table and chairs, making it ideal for both everyday living and entertaining. A ground floor cloakroom completes the downstairs accommodation.

On the first floor, the landing provides access to loft storage and an airing cupboard. The principal bedroom is a comfortable double room enjoying an outlook over the rear garden and benefits from a newly fitted en-suite shower room. Bedroom two is a further double with views towards open countryside

beyond, while bedroom three offers flexibility as a single bedroom, nursery or home office. The family bathroom has also been recently refitted, offering a fresh and contemporary finish.

The homes of Deacons Close are arranged around an attractive central greensward with mature planting and manicured hedging. To the front, a garden is enclosed by a low-level picket fence, while to the rear is a private enclosed garden planted with a variety of shrubs and flowers, together with a paved terrace ideal for outdoor dining.

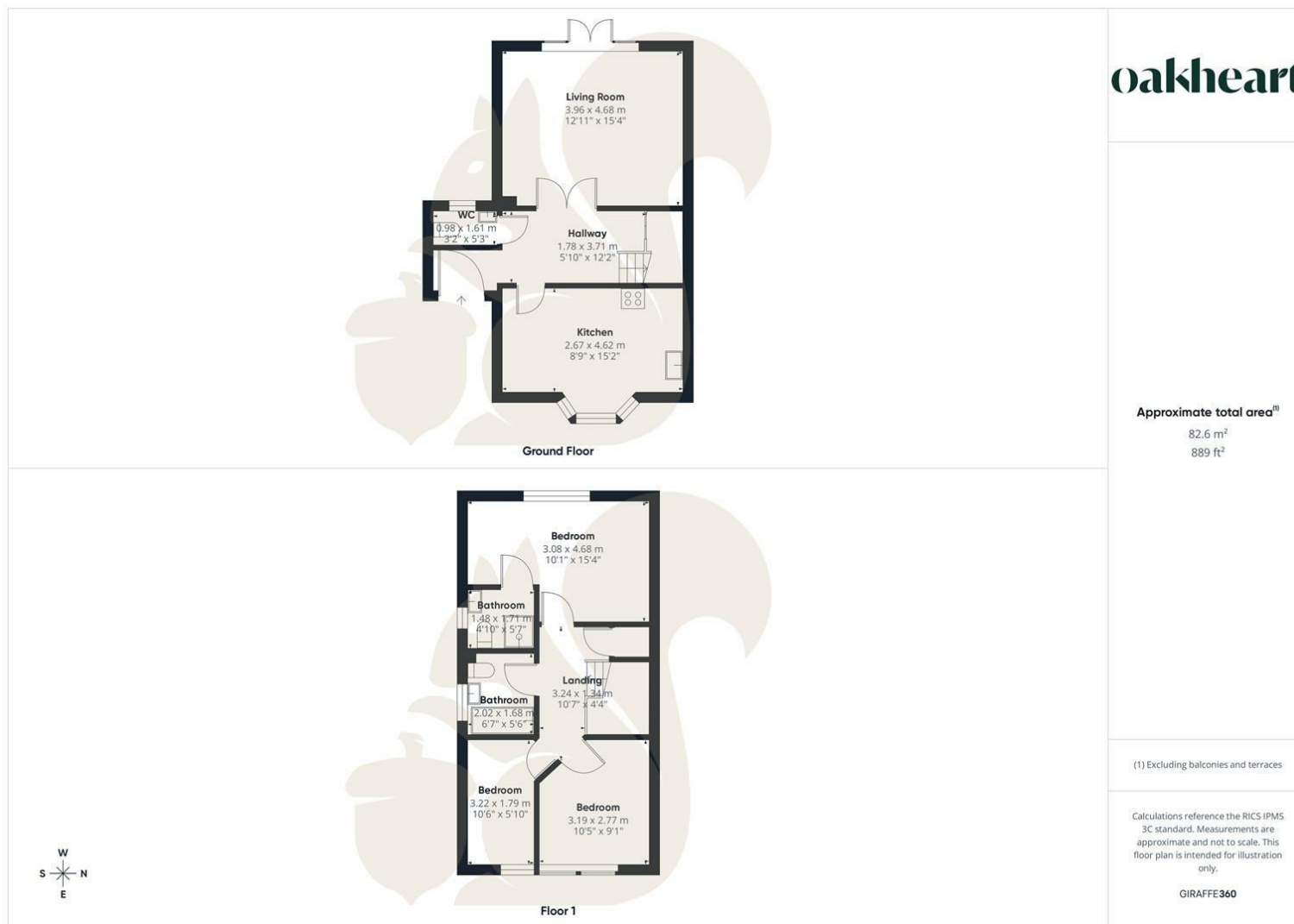
Call Oakheart today to arrange your viewing!











**oakheart**

Local Authority:

Tenure:

Council Tax Band:

D

### Energy Efficiency Rating

|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>82</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>67</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.

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