



# 2 BOLTON STREET

Lavenham



Suffolk



Chapman Stickels

## 2 BOLTON STREET LAVENHAM, SUFFOLK CO10 9RG

NO ONWARD CHAIN – A WELL PRESENTED DETACHED HOUSE  
LOCATED CLOSE TO THE HEART OF THE HISTORIC VILLAGE OF  
LAVENHAM

Sudbury - 7 miles

Hadleigh - 9 miles

Bury St Edmunds - 12 miles

- 
- Entrance hall • Sitting room • Dining room • Sunroom • Kitchen • Utility room •
  - Cloakroom • Three bedrooms • Family bathroom • Enclosed rear garden •





### The Property

Conveniently positioned just off the market square in this well-regarded Suffolk village, 2 Bolton Street is set back from the road in an elevated position within a picturesque conservation area. The accommodation of approximately 1265 sq ft is arranged over 2 floors, and offers a welcoming entrance hall with the downstairs accommodation set around it, offering two spacious reception rooms, with the sitting room set to the rear of the house enjoying pretty garden views, and a sunroom connected. Further accommodation offers a separate dining room, kitchen with base and eye level units combined with worktops, and adjacent is the cloakroom and utility.



On the first floor, a landing area with loft above provides access to three double bedrooms and a family bathroom. Two of the bedrooms enjoy far reaching views of attractive medieval rooftops across the village, whilst the third bedroom enjoys garden views.

### Location

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's Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

### Services

We understand mains gas, electric and water are connected.

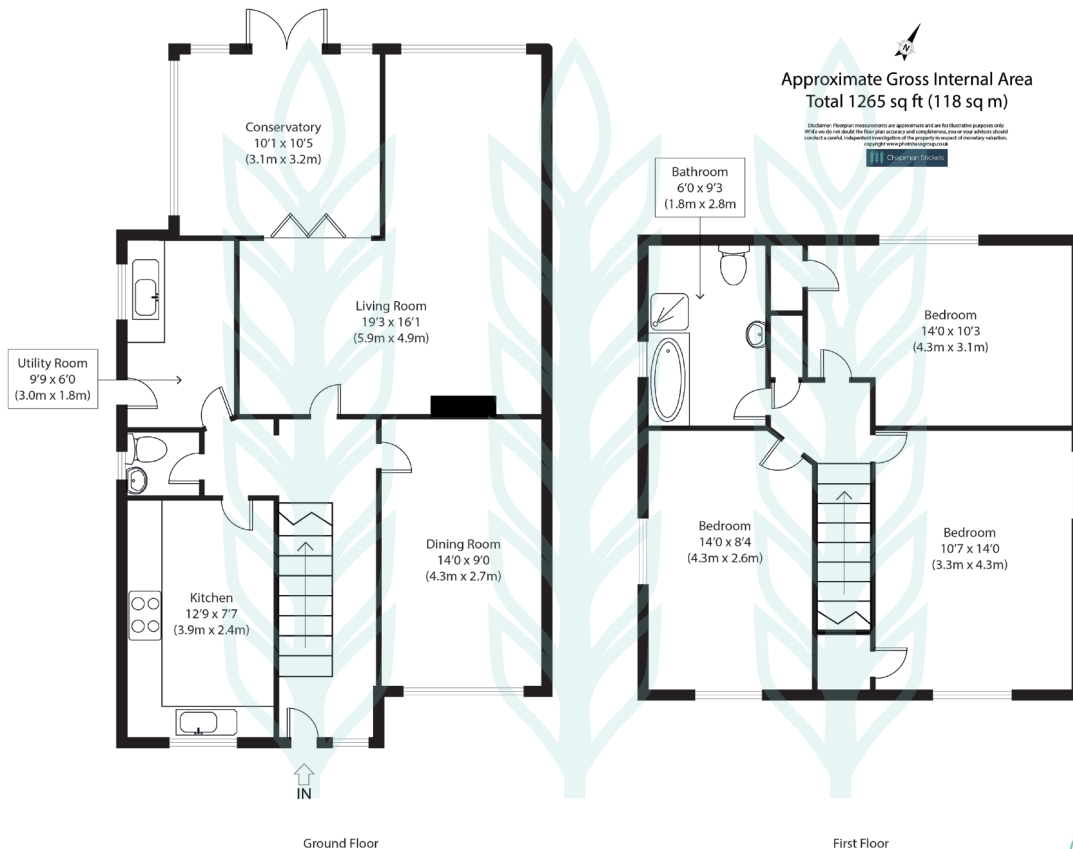
### Local Authority and Council Tax

Babergh & Mid Suffolk District Council Band E (2026)

### EPC Rating

Current E (45). Potential A (81).





### Chapman Sticks

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