

Description

Approximate Room Sizes

THE PROPERTY Approached through a quaint porch, this cosy home welcomes you with a generous sitting and dining room, offering ample space for relaxation and entertaining. With a front and rear window providing natural light.

The kitchen, situated at the rear of the ground floor, is thoughtfully designed for efficient use of space. Equipped with essential appliances and sufficient counter space, it also offers access to the delightful rear garden, which extends approximately 70 feet. This private outdoor space is ideal for outdoor dining or gardening and also benefits from a right of access over the neighbor's garden for bins.

Upstairs, the cottage boasts a spacious double bedroom, complete with built-in storage options and a view over the rear garden.. Adjacent to the bedroom, the well-appointed bathroom features both a bathtub, close coupled w/c and wash hand basin.

Adding to the convenience, this cottage benefits from parking on Lavenham Common, where owners of properties of the common have always had the benefit of. The front of the property includes a small garden bordered by a low-level wall, enhancing its traditional cottage charm.

THE LOCATION This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

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.

AGENTS NOTE

Property Construction – Brick Construction

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

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & data likely outdoors with EE, Three, Vodaphone & O2 (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

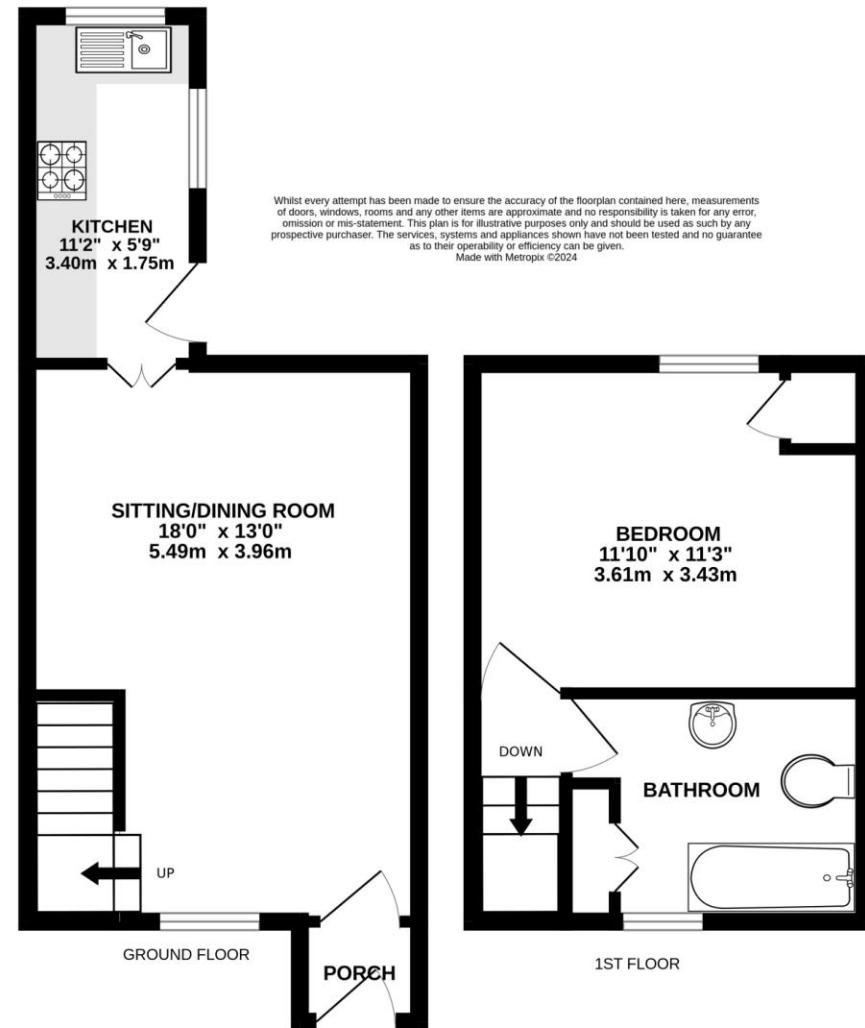
Post Code – CO10 9RN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Water Street | Lavenham | CO10 9RN

A beautiful one bedroom cottage located in the highly sought after and historic village of Lavenham. The property boasts a cosy sitting/dining room, fitted kitchen, first floor bathroom and large rear garden. Benefiting from parking on Lavenham Common and a short walk to all the local amenities.

Offers In Excess Of £230,000

- One Bedroom Cottage
- Cosy Sitting/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- 70ft Rear Garden
- Parking Available On Lavenham Common