

## Summary

OPEN HOUSE SATURDAY 13TH APRIL 9:00 AM - 11:00 AM. APPOINTMENTS ONLY. Brand new three-bedroom end terrace property located within a short walk from the famous Lavenham High Street boats sizable living accommodation with off-road parking, ensuite to the master bedroom, and underfloor heating on the ground floor. 10-year ICW warranty provided.

## Description

### Approximate Room Sizes

Situated within just a brief walk of Lavenham's historic high street are these recently constructed private development consisting of only five properties, offering buyers ample external parking, three bedrooms, ensuite to master, and good-sized living accommodation throughout these properties are a real must view.

**HALLWAY** Airy access with ceiling-mounted smoke alarm, large storage cupboard, and further storage underneath the stairs.

**W/C** Wall-mounted hand wash basin with mixer tap, under sink storage, W/C, with semi-tiled splash backs and extractor fan

**KITCHEN** 9' 08" x 9' 02" (2.95m x 2.79m) Wrap-around kitchen units that benefits from both low-level and eye-level storage including a full pullout larder style unit, integrated Lamona fridge freezer, dishwasher, inset sink with drainer, and over-the-top mixer tap. Four-ring electric hob with over-the-top extractor fan with space available for a washing machine.

**LOUNGE/DINER** 19' 04(MAX)" x 15' 05(MAX)" (5.89m x 4.7m) Triple Bi-folding doors leading out to the garden, TV point, and carpeted.

**BEDROOM** 10' 07" x 9' 10" (3.23m x 3m)

**ENSUITE** 7' 11" x 4' 03" (2.41m x 1.3m) Wall-

mounted heated towel rail, wall-mounted hand wash basin with mixer tap and under basin storage, semi-tiled splash back walls, fully enclosed shower unit with double-headed shower, extractor fan, hidden cistern W/C, light up vanity mirror.

**HEATING** Gas combi boiler which heats the underfloor heating on the ground floor with a radiator system on the first floor. The manifolds for the underfloor heating are located within the cupboard.

**BEDROOM** 10' 07" x 9' 09" (3.23m x 2.97m)

**BEDROOM** 8' 05" x 8' 04" (2.57m x 2.54m)

**BATHROOM** Three-piece bathroom suite with fully enclosed double-headed shower, semi-tiled splash back, single paneled bath with chrome finishings,

light-up vanity mirror, WC, hand wash basin with mixer tap with storage underneath.

**Front:** Each property will be allocated two parking spaces per property along with an array of visitor parking spaces. The front access will be tarmacked. Gated access will be from the front of the properties leading around to the rear gardens.

An EV point will also be installed on each property along with a front of the property.

**Rear:** A patio area from the properties will be installed and follow on to the turfed rear garden, which will house a cycle storage.

EPC HAS BEEN ORDERED AND WILL BE UPLOADED AS SOON AS WE RECEIVE IT.

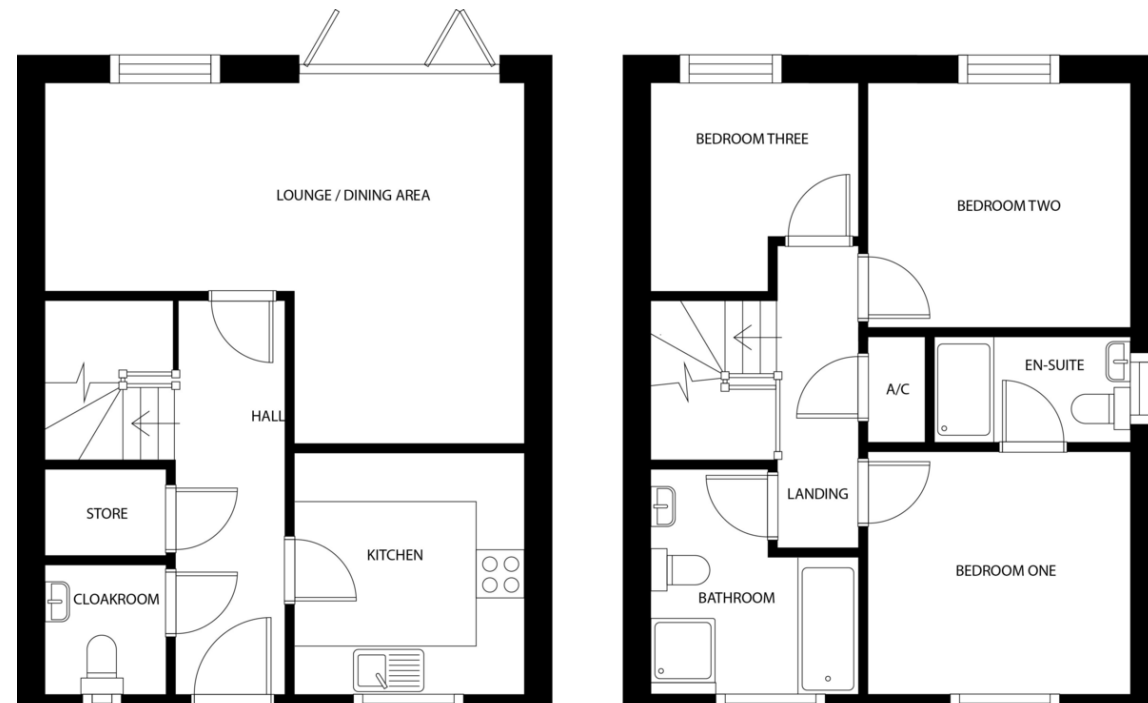
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band –  
Tenure – Freehold  
Services – %full\_services%  
Post Code – CO10 9SE

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400







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**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

Melford Road | Lavenham | CO10 9SE

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Guide Price £350,000

- OPEN HOUSE SATURDAY 13TH APRIL 9:00 AM - 11:00 AM
- Three Bedroom
- Ensuite To Master
- Off Road Parking
- Underfloor Ground Floor