

# Bychoice

ESTATE AGENTS



High Street, Lavenham

£1,500

## Property Summary

Tucked away in the heart of Lavenham, this charming property offers the perfect blend of convenience and seclusion. Situated down a private drive, away from the main road, it enjoys a peaceful setting with no passing traffic. The property also benefits from private parking for two cars, making it a rare find in such a sought-after location. The property boasts an open plan kitchen/diner, 3 bedrooms, ensuite to master bedroom and separate bathroom. Being in central Lavenham means only a short walk to two local co-ops, pubs, restaurants and independent shops. Viewing is highly recommended.

- Central Lavenham Location
- Modern Open Plan Kitchen/Diner
- Off Road Parking
- Close To Amenities
- Ensuite
- Bus Links To Sudbury & Bury St Edmunds



### ENTRANCE HALL

Door to small utility space, living room and dining room.

### UTILITY ROOM

Housing gas boiler, low level cabinet with space for a washing machine.

### DINING ROOM

Open plan design, leading to large kitchen space.

### KITCHEN/BREAKFAST ROOM

Large kitchen with modern a range of base and wall mounted cabinets with quartz worktop over. Integrated fridge/freezer and dish washer. Butler sink with window to rear aspect above. Large island with low level cupboards and wooden worktop. Two skylights and bifold doors opening up to enclosed private garden.

### LIVING ROOM

Window to front aspect, faux brick fireplace.

### STUDY

Office space beneath staircase, window to front aspect.

### BEDROOM 1

Large bedroom with additional dressing room area, two skylights to front aspect, door to ensuite and built in wardrobe.

### ENSUITE

Floor to ceiling tiled, W/C, wash basin and bath with hand held shower.

### BEDROOM 2

Window to side aspect, wall mounted radiator.

### BEDROOM 3

Two skylights to rear aspect, wall mounted radiator.

### BATHROOM

Half tiled, wash basin with base unit below, W/C, bath with shower overhead.

### AGENTS NOTE

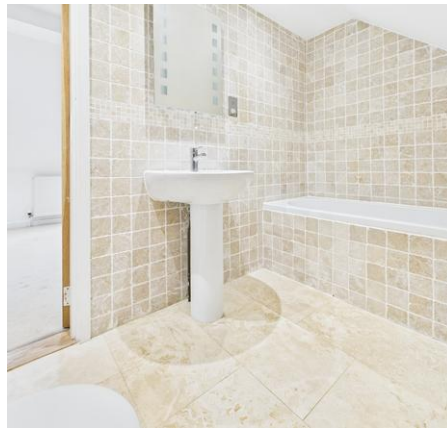
The property has been newly decorated throughout. Pets considered. The shrubs in the garden must be maintained by the tenants when needed.

### LANDING

Doors to bedrooms and bathroom.

### OUTSIDE

Bifold doors leading to low maintenance garden space and side access. Parking for 2 cars.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Additional Information

**Tenure:**

**Council Tax Band: B**

**Local Authority:**

**Post Code: CO10 9PT**

**Viewings by appointment only**

**Tel: 01787 468408**

**Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)**

**Bychoice**  
ESTATE AGENTS



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