



£395,000

Church Street, Lavenham, Suffolk





## THE PROPERTY

This charming home offers a warm welcome with a bright, airy living room bathed in natural light from a front-facing window, complemented by a feature fireplace.

The well-planned kitchen provides ample worktop and storage space, integrated appliances including an oven, hob, microwave, and inset sink, with room for white goods. Flowing into the sun room, this space is perfect for dining or relaxing, with French doors leading to the private rear garden.

Upstairs, the main bedroom features a built-in cupboard, and the landing houses a further storage cupboard. Bedroom two, currently used as a dressing room, benefits from a built-in wardrobe, while bedroom three offers flexibility as a home office or guest room. A modern shower room completes the first floor.

Outside, the private garden is a genuine highlight, offering a peaceful space to relax or entertain. At the rear of the garden is a versatile outbuilding, ideal for additional storage or as a potential workspace. This structure was originally a garage, with gated access from the rear. Although the garage door has since been replaced with a service door and the gates removed, reinstating both would be a straightforward task—restoring the potential for secure, off-road parking. Currently, the owner makes use of convenient on-street parking directly behind the property, where the original access once stood.

## THE LOCATION

Set in the heart of Suffolk, Lavenham is one of England's best-preserved medieval villages. Known for its beautiful timber-framed buildings, it blends rich history with modern village life. The iconic Guildhall and winding historic streets create an idyllic setting.

Lavenham offers a great range of local amenities, including cosy pubs, renowned restaurants like The Swan Hotel, independent shops, tea rooms, butchers, bakers, and a Co-op. A well-regarded primary school and a doctor's surgery serve the community.

Enjoy scenic countryside walks, including the railway path to Long Melford, or browse Lavenham Farmers' Market for local produce. With landmarks like De Vere House adding a magical touch, Lavenham is more than a location – it's a lifestyle.





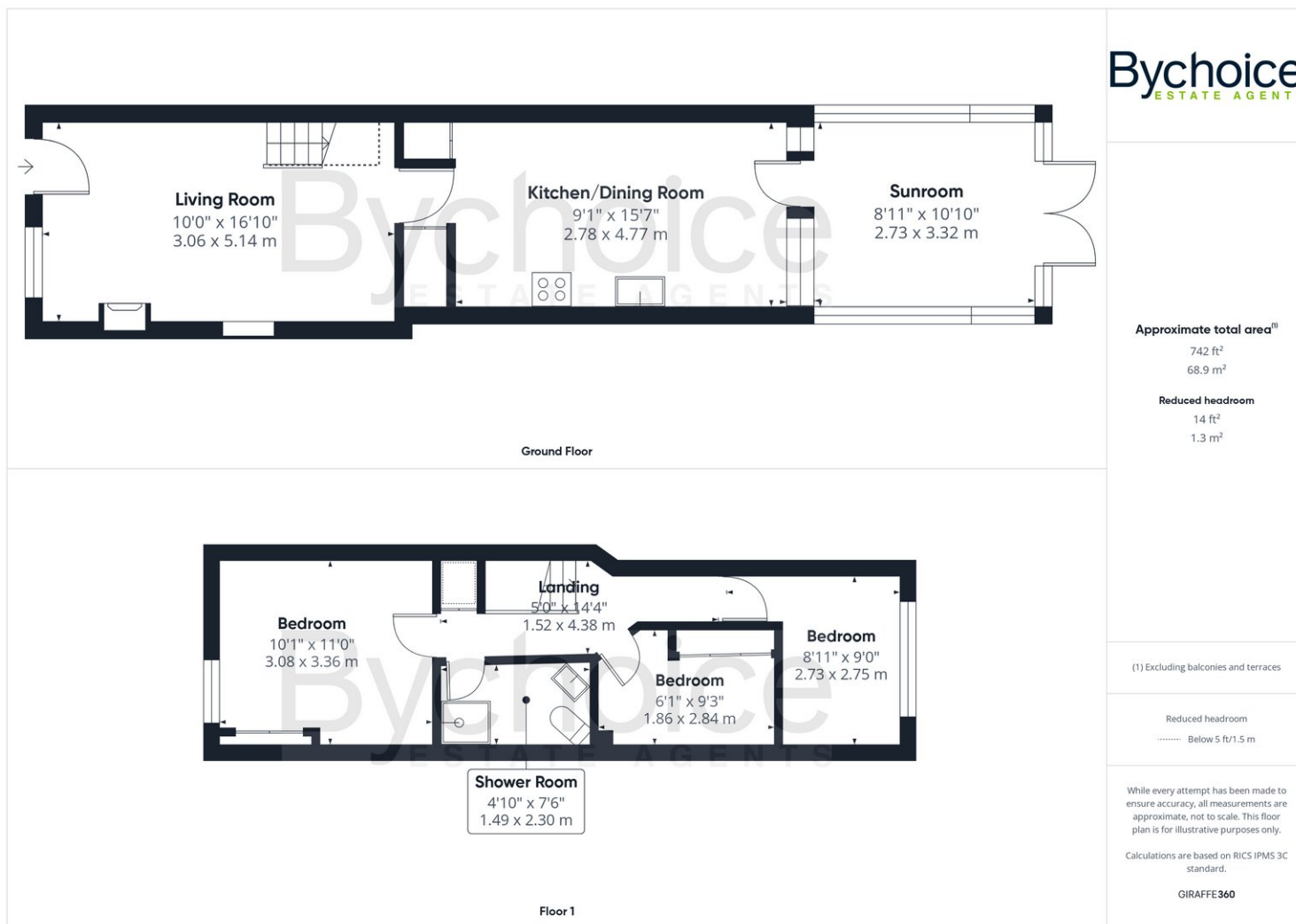












Council & Council Tax Band – Band C - Babergh District Council

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

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Gas Central Heating, Mains Water, Mains Electricity, Mains Drainage

Property Construction – Standard Brick

Rights and Restrictions - Grade II listed. Located within Lavenham conservation area. Neighbour right of access (number 74). We understand the property is subject to chancel repair liability.

Accessibility and Adaptations - Stairlift

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS