



£325,000

Osier View, Lavenham



THE PROPERTY

The entrance hall provides access to a WC, utility room, and a spacious kitchen/diner that opens into the living area. The stylish kitchen is fitted with sleek wall and base units, work surfaces on two sides, and integrated appliances including an electric oven, microwave, induction hob with extractor, dishwasher, and inset sink. A wall-mounted breakfast bar adds functionality. The utility room offers additional storage, workspace, and plumbing for a washing machine.

The open-plan living area is bright and inviting, with French doors leading out to a generous rear garden. Upstairs, the landing offers loft access and a storage cupboard, with doors to two double bedrooms and a modern family bathroom featuring a heated towel rail. The main bedroom enjoys a peaceful view of the tree-lined front, while the second bedroom overlooks the garden.

Outside, the front garden is mainly lawned with a flower bed and path to the door. A driveway leads to the carport, with gated access to a larger-than-average rear garden, laid to lawn with a spacious patio ideal for entertaining.

THE LOCATION

Situated in the historic village of Lavenham, this property enjoys a setting full of charm and character. Known for its timber-framed medieval buildings and vibrant community, Lavenham offers pubs, restaurants, tearooms, boutique shops, a Co-op, and a renowned farmers' market. Local amenities include a GP surgery and a well-regarded primary school.

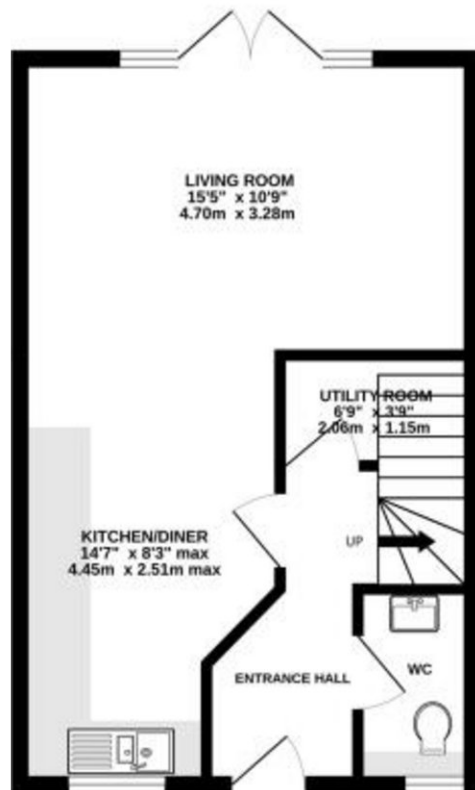
Scenic countryside walks—including the route to Long Melford—are right on your doorstep, and landmarks like the famous De Vere House add a touch of magic. Lavenham is more than a place to live—it's a lifestyle steeped in history, beauty, and community.



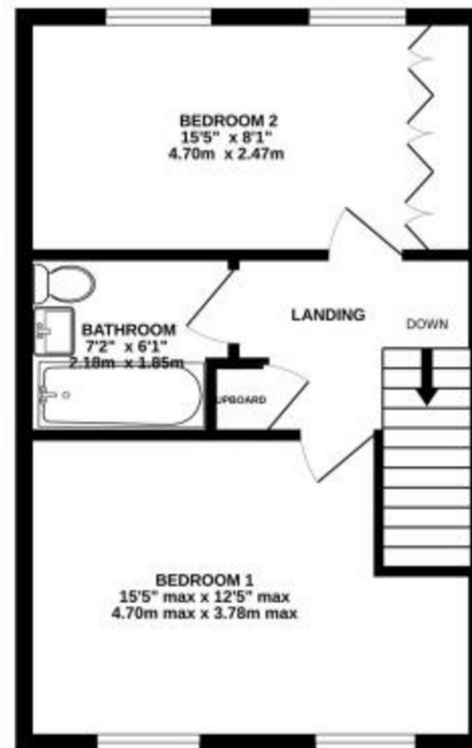




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council & Council Tax Band – Band D -
Babergh District Council

Tenure – Freehold

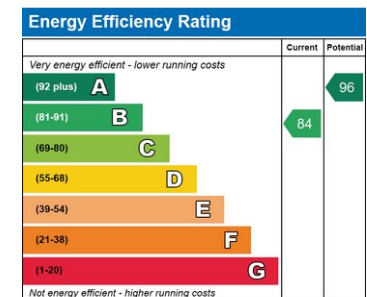
Property Construction – Standard Brick
Construction

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

Estate Charge - £275.50 per annum

Broadband - Superfast broadband with
downloads speeds of up to 76 Mbps and
upload speeds of up to 18 Mbps (Ofcom
data)

Mobile Coverage - Voice & Data likely
outside with EE, Three, O2 & Vodafone.
(Ofcom data)



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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