



£375,000

Ropers Court, Lavenham



THE PROPERTY

Welcome to this versatile townhouse, offered with no onward chain.

The ground floor includes an entrance hall, a flexible room ideal as a bedroom or study, a shower room, and a reception space with access to the garden and garage. The garage also incorporates a utility area with sink and space for appliances.

On the first floor, the brand-new kitchen is fitted with integrated appliances, generous worktops and ample storage. All appliances and carpets throughout are new. Adjacent is a bright double-aspect sitting/dining room with multiple windows, offering views over Lavenham and open fields. A working open fireplace adds charm, with potential to convert to gas.

Upstairs, two generous bedrooms – one double aspect – are served by a well-appointed family bathroom. Outside, the low-maintenance rear courtyard, front parking and garage enhance convenience. Ropers Court is peaceful yet close to the village centre.

The property also carries historic charm: once a successful horse hair factory owned by William Roper in the early 1900s, it was converted into houses in the 1970s.

THE LOCATION

This home is set in the picturesque Suffolk village of Lavenham, famed for its preserved medieval timber-framed buildings and rich wool trade history. The Guildhall and winding streets add to its timeless appeal.

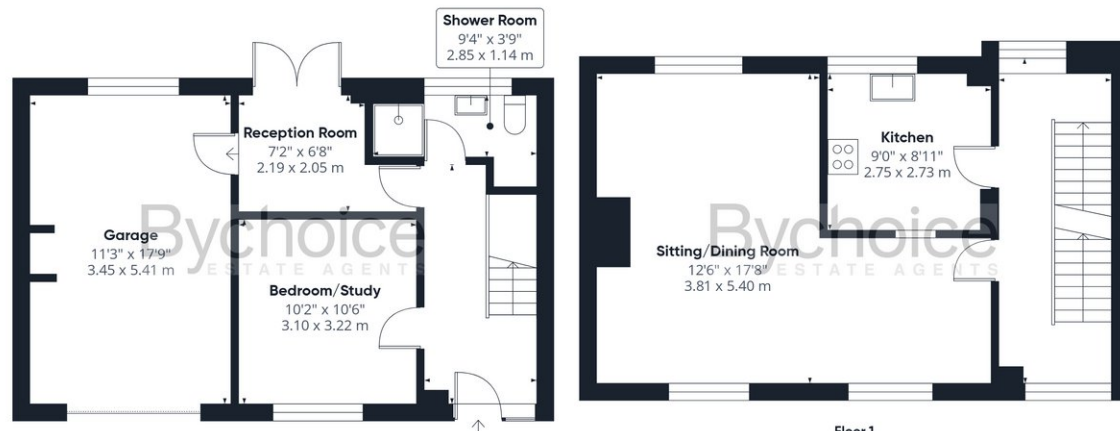
Lavenham offers excellent amenities, including pubs, restaurants, the renowned Swan Hotel, cafés, independent shops, butchers, bakers, co-ops, a primary school and doctor's surgery. The Farmers' Market and scenic countryside walks, such as the railway walk to Long Melford, provide further attractions.

Highlights include the enchanting De Vere House, also known as the 'Harry Potter House'. Lavenham blends history, community and character, offering a unique lifestyle in one of Suffolk's most sought-after villages.

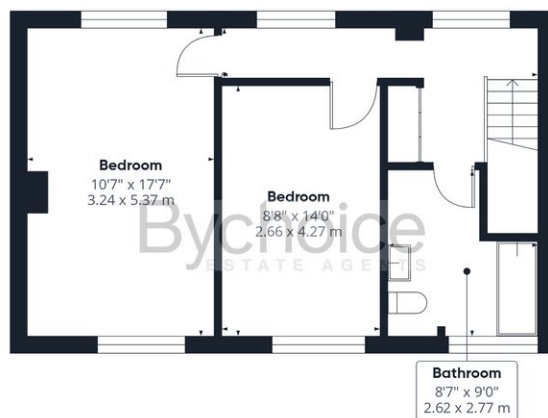








Ground Floor



Floor 2

Bychoice
ESTATE AGENTS

Approximate total area⁽¹⁾
1403 ft²
130.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

AGENTS NOTE

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

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of up to 1000mbps available (Ofcom data)

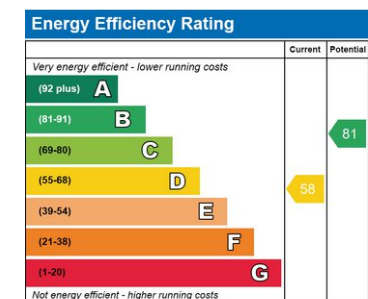
Mobile Coverage – Mobile coverage available from EE, O2, Three, Vodafone (Ofcom data)

Utilities – Mains drainage, gas central heating, water, electric

Property Construction – Standard brick construction

Rights & Restrictions - This property is located within the Lavenham conservation area

Please note that that the photos have been virtually staged



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

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