



**£575,000**

The Glebe, Lavenham



## THE PROPERTY

A lovely four bedroom detached home in the highly sought-after village of Lavenham, offered with no onward chain.

The entrance hall provides access to the principal ground floor rooms. To the front is a generous living room with an attractive fireplace and large window allowing plenty of natural light. Double doors open to the dining room at the rear, creating a flexible layout ideal for both everyday living and entertaining, with sliding doors leading to the garden.

The kitchen offers ample worktop and storage space, with integrated hob and extractor, separate oven, inset sink and dishwasher, plus an understairs cupboard. A separate utility room provides further storage, space for appliances and access to the rear garden. A study and downstairs cloakroom complete the ground floor.

Upstairs, all four bedrooms benefit from built-in storage. The principal bedroom features an en-suite with bath and shower over, wash hand basin and WC. The family bathroom serves the remaining bedrooms and includes a bath with shower over, basin and WC.

Outside, the private rear garden is laid to patio and lawn, ideal for relaxing and entertaining, with access to a double length garage. Off-road parking is available to the front.

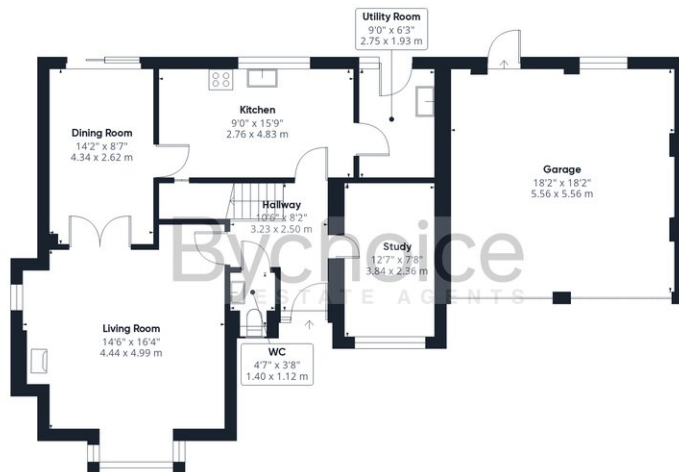
## THE LOCATION

Situated in the picturesque Suffolk village of Lavenham, renowned for its well-preserved medieval timber-framed buildings and historic Guildhall. The village offers a range of amenities including pubs, restaurants such as The Swan Hotel, independent shops, a primary school and doctor's surgery. Residents can enjoy scenic countryside walks, the farmers' market and the nearby railway walk to Long Melford, making Lavenham a truly charming and vibrant place to call home.

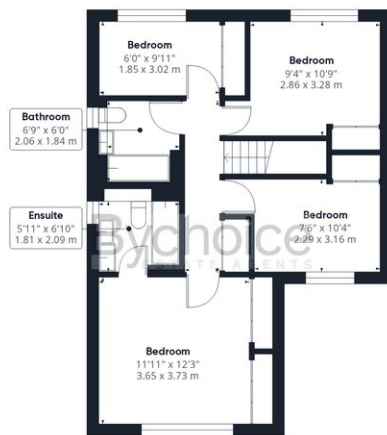








Ground Floor



Floor 1

**Bychoice**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
1702 ft<sup>2</sup>  
158 m<sup>2</sup>

(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

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

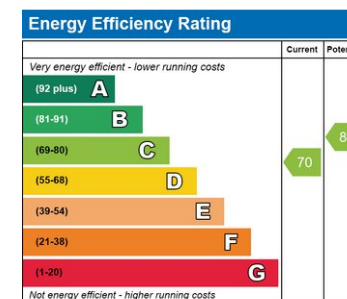
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1800Mbps and upload speeds of up to 220Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction



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