

£395,000

Market Lane, Lavenham



THE PROPERTY

Situated in the highly sought-after village of Lavenham, this charming two-bedroom cottage is offered with no onward chain and boasts a wealth of character throughout.

The property opens into a bright and inviting living space, enriched by period features. A sliding door leads to the kitchen, which provides ample worktop space, storage, and integrated appliances including an oven, hob, extractor fan, and inset sink. Beyond this is a second reception area, ideal as a snug or sitting room, with access to a ground floor cloakroom.

Upstairs, both bedrooms are well-proportioned with built-in storage, while the principal bedroom also benefits from a wash basin. The first floor is served by a family bathroom with bath, plus a separate WC.

Externally, the property enjoys a private front garden, combining patio and greenery—perfect for relaxing or entertaining.

THE LOCATION

Set in the picturesque village of Lavenham, this home enjoys one of Suffolk's most desirable settings. Renowned for its beautifully preserved medieval architecture, the village offers a unique blend of history and charm.

Lavenham features an excellent range of amenities, including pubs, restaurants, tea rooms, boutique shops, and everyday essentials. Notable highlights include The Swan Hotel, a popular destination for dining and accommodation.

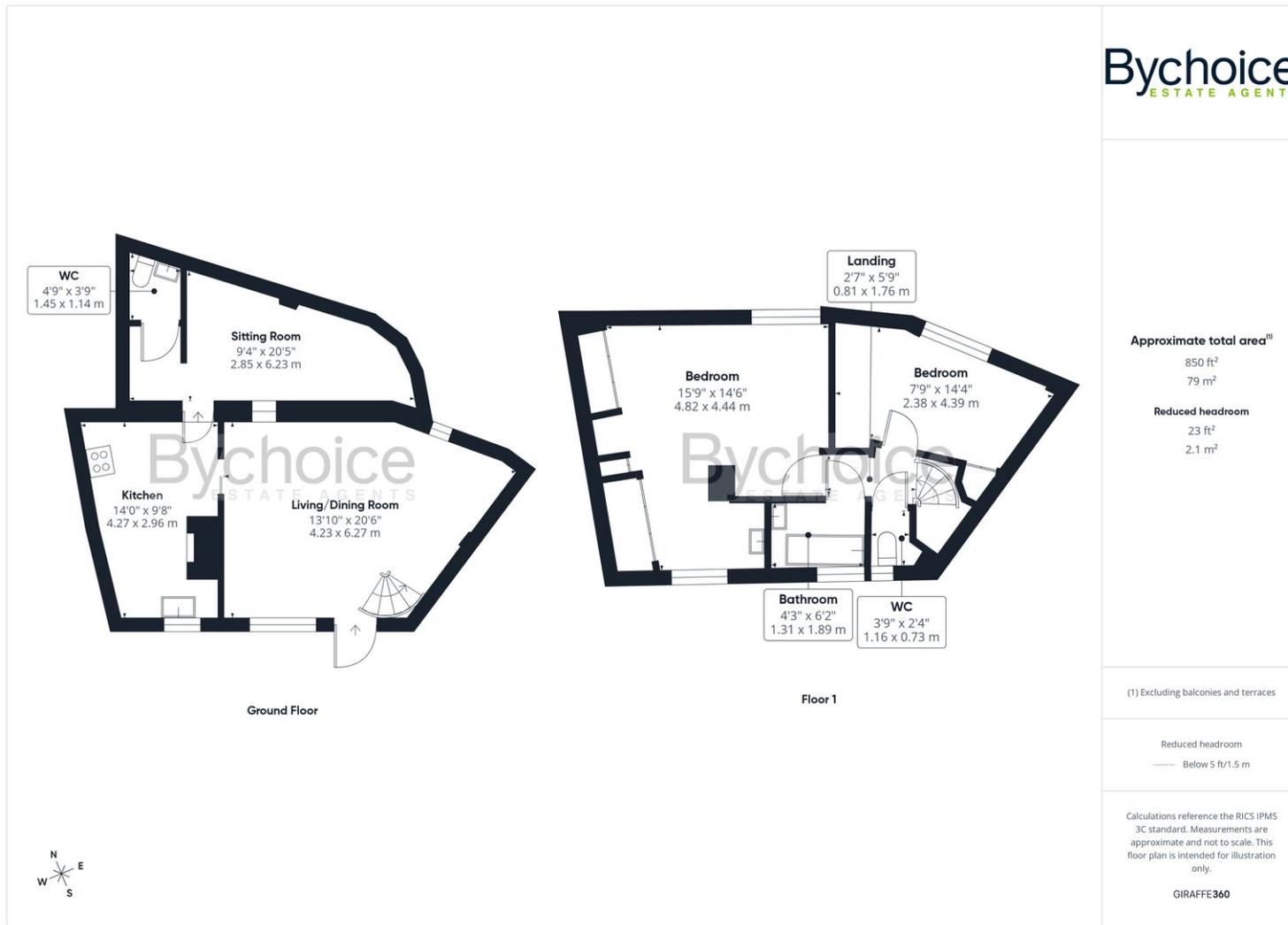
The village also offers a well-regarded primary school and a doctor's surgery, supporting everyday family life. Surrounded by stunning countryside, residents can enjoy scenic walks, including the route to Long Melford, as well as the popular farmers' market showcasing local produce.

Rich in heritage and community spirit, Lavenham offers a truly distinctive lifestyle in an idyllic setting.









Bychoice
ESTATE AGENTS

Approximate total area⁽¹⁾
850 ft²
79 m²

Reduced headroom
23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 C - Babergh District Council

Tenure – Freehold

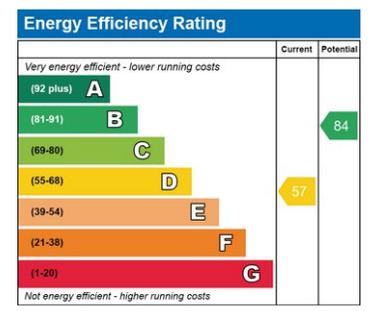
Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Rights and Restrictions – Grade II Listed



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