

£485,000

Ropers Court, Lavenham





THE PROPERTY

A well-presented three-bedroom townhouse in the sought-after village of Lavenham, offered with no onward chain.

The entrance hall leads to a versatile ground floor featuring a shower room, utility area, and a third bedroom ideal as a home office or guest room. There is also internal access to the garage, currently adapted as a flexible games room.

On the first floor, a spacious landing opens to the main living space. The kitchen/dining room offers ample storage and integrated appliances including a fridge freezer, microwave, dishwasher and oven. The lounge is bright and comfortable, with dual aspect windows and a feature fireplace, perfect for relaxing or entertaining. The second floor hosts two well-proportioned bedrooms and a family bathroom with bath and shower over, basin with storage, and WC.

Outside, the rear garden is low maintenance with lawn and patio areas. To the front, off-road parking is provided in front of the garage.

THE LOCATION

Lavenham is a picturesque Suffolk village renowned for its rich history and medieval charm. Once a thriving wool town, it boasts an exceptional collection of timber-framed buildings, including the notable Lavenham Guildhall.

The village offers a range of amenities including pubs, restaurants, independent shops and tea rooms, with highlights such as the Swan Hotel. There is also a well-regarded primary school and doctor's surgery. Surrounded by beautiful countryside, residents can enjoy scenic walks, including routes towards Long Melford, as well as the popular farmers' market. The historic De Vere House—often known as the "Harry Potter house"—adds to the village's unique appeal. Lavenham combines character, community and convenience, making it a truly special place to call home.









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

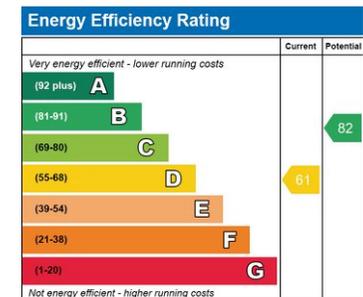
Tenure – Freehold

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

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

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

Property Construction – Standard Brick Construction



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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.

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