

Bychoice

ESTATE AGENTS



Bolton Street, Lavenham

£1,175

Property Summary

Available early July, Bychoice are delighted to offer this beautifully presented two-bedroom semi-detached home, ideally situated in the heart of the highly sought-after village of Lavenham. The property benefits from spacious reception rooms, a generous double bedroom and a well-sized garden. Call now to arrange your appointment.

- Available early July
- Popular location
- Three reception rooms
- Two bedrooms
- Large garden
- On road parking



THE PROPERTY

Welcome to this charming and spacious two-bedroom semi-detached home, ideally positioned in the highly desirable village of Lavenham. Offering generous living accommodation, characterful interiors, and a generous garden, the property provides an excellent balance of comfort, practicality, and village lifestyle.

Upon entering, you are welcomed into a bright living room leading through to two large reception rooms, both offering versatile living and entertaining space with plenty of natural light throughout. The well-appointed kitchen provides ample storage and workspace, creating a practical hub for day-to-day living.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with flexibility for guests, home working, or additional storage. A family bathroom completes the first-floor accommodation.

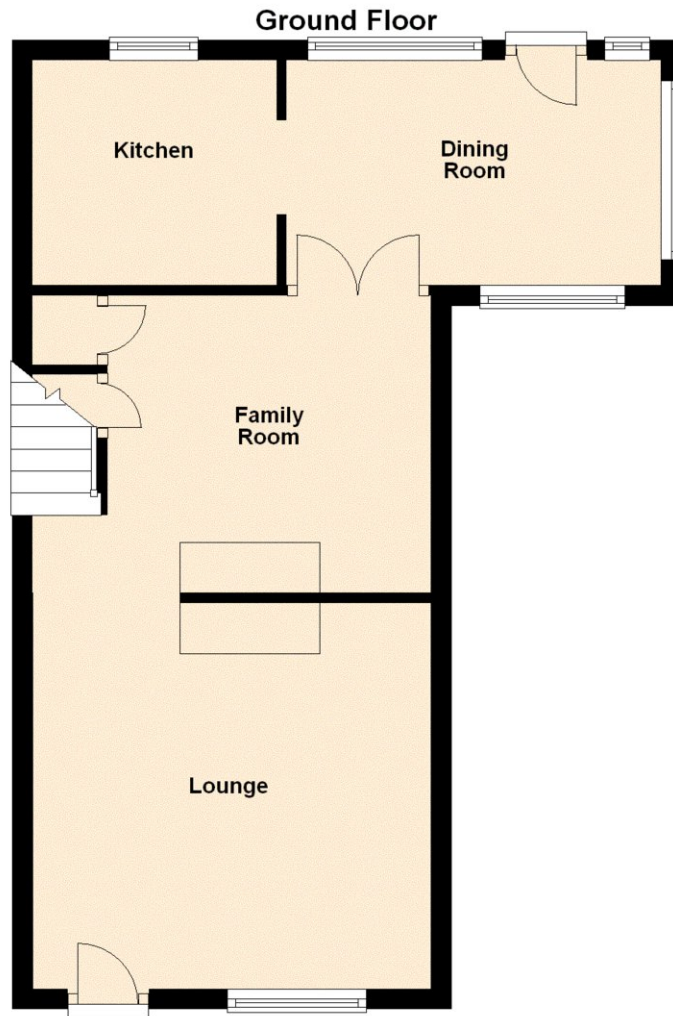
Externally, the property enjoys a generous rear garden, ideal for outdoor dining, gardening, or family enjoyment, while the semi-detached positioning offers a sense of privacy and space within this attractive village setting.

THE LOCATION

Situated within the heart of the historic village of Lavenham, the property benefits from a picturesque setting surrounded by beautiful period architecture, countryside walks, and a strong local community.

Lavenham is widely regarded as one of Suffolk's most sought-after villages, offering an excellent selection of independent shops, cafés, restaurants, and local amenities, all within easy reach. The nearby market towns of Sudbury and Bury St Edmunds provide further shopping, schooling, and leisure facilities, while the surrounding road network offers convenient access to neighbouring villages and wider Suffolk countryside.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Additional Information

Council Tax Band: C

Local Authority: Babergh District Council

Post Code: CO10 9RG

Viewings by appointment only

Tel: 01787 468408

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.