

£1,000

Market Lane, Lavenham





THE PROPERTY

Situated in the highly sought-after village of Lavenham, this charming two-bedroom cottage showcases a wealth of character throughout.

Upon entering, you are welcomed into a bright and inviting living space, enhanced by period features that add warmth and individuality. A sliding door leads through to the kitchen, which offers ample worktop space, storage, and integrated appliances including an oven, hob, extractor fan, and inset sink. From here, the layout flows into a second reception area, ideal as a sitting room or snug, with access to a convenient ground floor cloakroom.

Upstairs, both bedrooms are well-proportioned and benefit from built-in storage, with the principal bedroom also featuring a wash basin. The first floor is served by a family bathroom fitted with a bath alongside a separate adjoining WC.

Externally, the property enjoys a private front garden, combining patio and greenery to create a pleasant outdoor space suitable for relaxing or entertaining.

THE LOCATION

This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

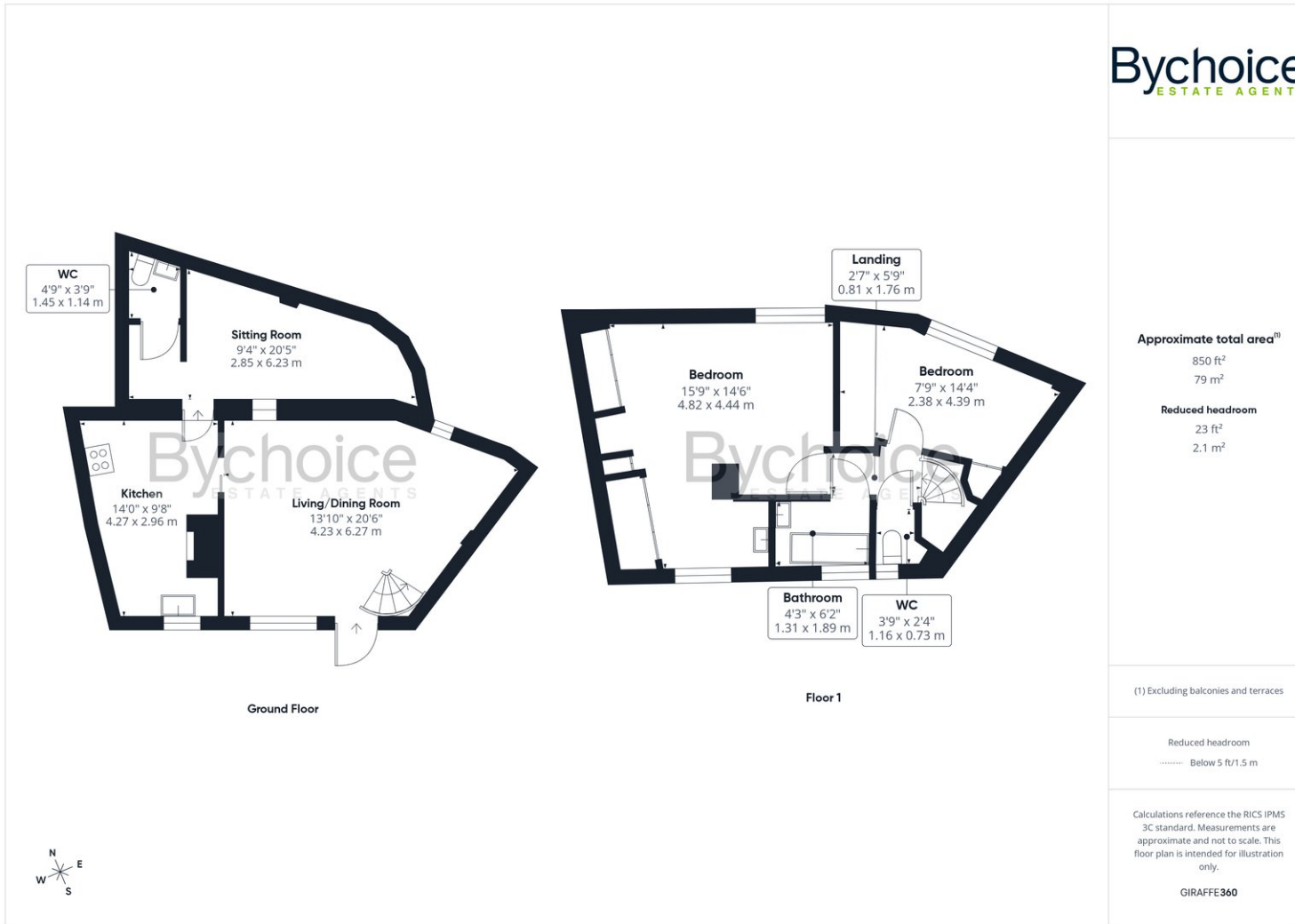
Lavenham offers a delightful array of amenities to cater to the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.









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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

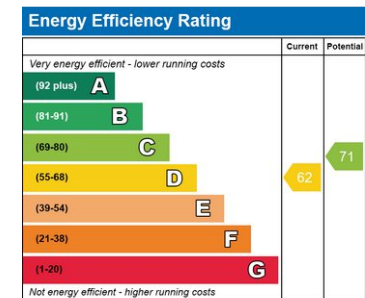
Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

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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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