



£300,000

Harwood Place, Lavenham



The Property

A beautifully presented and deceptively spacious two-bedroom home offering versatile accommodation, a stunning landscaped rear garden and detached garage.

The ground floor features a welcoming entrance hall, cloakroom/WC and an impressive open-plan lounge/dining room, creating a bright and sociable living space ideal for everyday living and entertaining. To the rear is an extended fitted kitchen with vaulted ceiling and skylight, flooding the room with natural light, alongside a separate office/study, perfect for home working.

Upstairs are two generous bedrooms, both with fitted wardrobes, and a modern family bathroom comprising a panelled bath with shower over, vanity wash basin with storage, WC and useful built-in cupboard.

Outside, the property truly excels with a beautifully maintained rear garden featuring a generous lawn, attractive planted borders, decorative seating areas and a patio terrace ideal for al fresco dining. A timber shed and detached garage provide excellent additional storage.

Further benefits include double glazing and a flexible layout well suited to first-time buyers, downsizers or those working from home. Early viewing is highly recommended.

The Location

Situated in the highly sought-after village of Lavenham, this home enjoys all the charm of one of Suffolk's finest medieval settlements. Renowned for its picturesque timber-framed buildings, historic market square and strong sense of community, Lavenham offers a unique blend of heritage and modern convenience.

The village provides an excellent range of amenities including a primary school, doctor's surgery, Co-op, independent shops, tea rooms, butchers, bakers, pubs and restaurants, including the famous Swan Hotel. Regular farmers' markets and community events further enhance village life.

Surrounded by beautiful countryside, residents can enjoy a variety of scenic walks, including routes towards Long Melford, while the village's historic architecture and famous landmarks, such as De Vere House, attract visitors year-round.

Offering a lifestyle rich in history, character and convenience, Lavenham remains one of Suffolk's most desirable places to call home.









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

Tenure – Freehold

Broadband - Ultrafast broadband with download 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 & Vodafone. (Ofcom data)
Utilities – Mains Gas, Mains Electricity, Mains Water & Drainage

Property Construction – Solid Brick Construction

Building Safety – Seller is not aware of any building safety issues

Rights and Restrictions – None

Flood and Erosion Risk – Very Low Risk for both surface water and River and Sea Flooding

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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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