

Offers in excess of £600,000

Ropers Court, Lavenham



he Property

Tucked away in the heart of Lavenham, just a short walk from the village centre and its excellent amenities, this beautifully renovated three-bedroom home has been finished to an exceptional standard and is ready to move straight into.

The entrance hall provides access to all rooms, including a versatile front reception room with dual-aspect windows and French doors, ideal as a snug, home office or playroom. The stylish kitchen/dining room is fitted with a comprehensive range of integrated appliances, including an oven/grill, four-ring hob, dishwasher, washing machine and hot water tap, with a side door providing external access.

The characterful living room is the heart of the home, featuring exposed beams, a fireplace and bi-fold doors opening onto a private courtyard garden, creating a wonderful indoor-outdoor entertaining space. A cloakroom completes the ground floor.

Upstairs are three well-proportioned bedrooms and a luxurious family bathroom with a freestanding bath, walk-in shower, WC, pedestal basin and underfloor-heated tiled flooring.

Outside, mature laurel planting has created a larger, more private front garden, while the secluded courtyard offers a peaceful retreat. The property also benefits from a detached garage and enjoys a quiet tucked-away setting.

The Location

Lavenham is one of Suffolk's most desirable villages, celebrated for its beautifully preserved medieval architecture, rich history and thriving community. Once a prosperous wool town, it is home to the impressive Guildhall and an abundance of historic timber-framed buildings.

Residents enjoy a superb range of amenities, including independent shops, cafés, pubs, restaurants, a Co-op, butchers, bakers, doctor's surgery and a well-regarded primary school. The renowned Swan Hotel and the famous De Vere House, known as the "Harry Potter House", are among the village's many attractions.

Surrounded by beautiful countryside, Lavenham offers scenic walks, including the route to Long Melford, and a popular farmers' market showcasing local produce and crafts. Combining period charm with everyday convenience, it offers an exceptional village lifestyle.









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

Tenure – Freehold

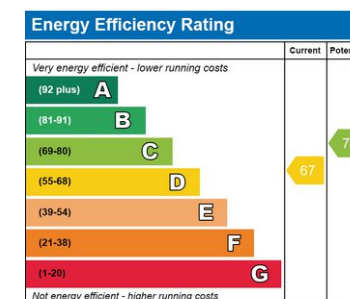
Broadband – Ultrafast broadband with
downloads speeds of up to 1000Mbps and
upload speeds of up to 1000Mbps (Ofcom
data)

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 with Render

Rights and Restrictions- The property is
situated within Lavenham's conversation
area



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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.

Bychoice
ESTATE AGENTS