

£650,000

Frogs Hall Road, Lavenham



THE PROPERTY

Situated in the highly sought-after village of Lavenham, this substantial family home occupies a generous plot and offers spacious, versatile accommodation throughout.

A large driveway provides ample off-road parking alongside a garage, while the enclosed front garden creates an attractive approach. Inside, a welcoming entrance hall leads to all principal ground floor rooms, including a fully tiled shower room, a bright living room with sliding patio doors opening onto the beautifully maintained rear garden, and a spacious open-plan kitchen/dining room. The kitchen flows into a generous utility room with garden access and integral access to the garage, while a useful side passage provides an additional entrance to the kitchen and garage.

Upstairs, the property offers four well-proportioned bedrooms, a study area with potential to create a fifth bedroom (subject to any necessary consents), a separate WC and a spacious principal bedroom with en-suite shower room.

The rear garden is a standout feature, predominantly laid to lawn with mature trees and shrubs, providing a private and peaceful space for relaxing or entertaining.

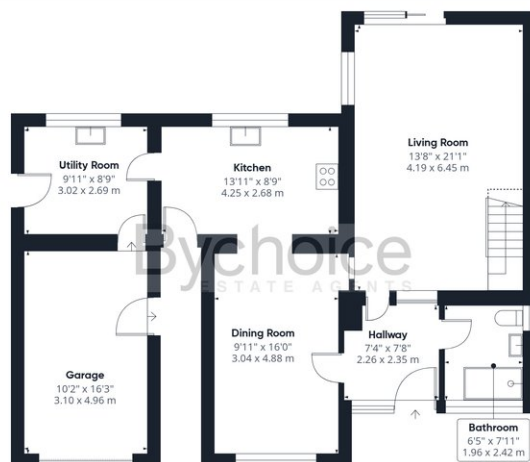
THE LOCATION

Located in the heart of historic Lavenham, the property enjoys easy access to a fantastic range of amenities, including independent shops, cafés, pubs, restaurants, a Co-op, doctor's surgery and a well-regarded primary school. Renowned for its stunning medieval architecture, including the Guildhall and the famous De Vere House, the village also offers scenic countryside walks, a popular farmers' market and excellent community spirit, making it one of Suffolk's most desirable places to call home.

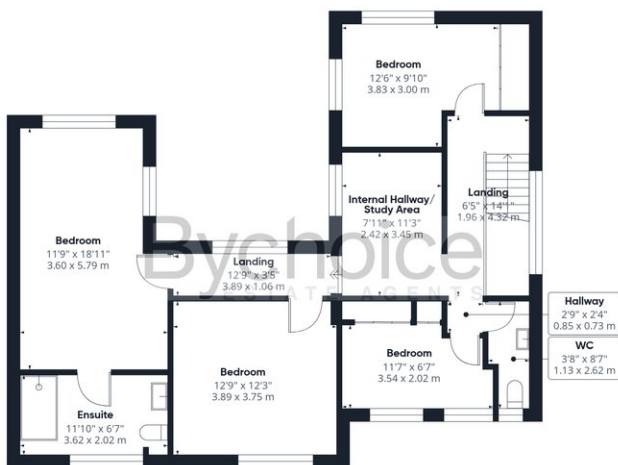








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1822 ft²

169.3 m²

Reduced headroom

14 ft²

1.3 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 G -
Babergh District Council

Tenure – Freehold

Broadband – Ultrafast broadband with
downloads 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

Utilities – Oil Fired Central Heating, Mains
Electricity, Mains Water & Drainage

Property Construction – Solid 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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