

Offers in excess of £850,000

Hall road, Lavenham



Occupying a generous, wide plot in one of the village's most desirable residential locations, this detached bungalow presents an exceptional opportunity for both homeowners and developers alike. The property benefits from a substantial structural footprint, offering a superb blank canvas for a premium multi-storey conversion or comprehensive modernisation, subject to the necessary planning consents. Schematic plans are available to demonstrate the exciting potential on offer.

Enjoying a rare best-of-both-worlds setting, the property is tucked away in a peaceful, secluded position while remaining just a short, level walk from Lavenham's renowned amenities, independent shops, cafés and historic market square.

Upon entering, the welcoming entrance hall provides access to the principal accommodation. The well-appointed kitchen offers an excellent range of worktop space and storage with both wall and base units, complemented by integrated appliances including an oven, hob, extractor fan, microwave and an inset sink.

The kitchen flows through to the bright and airy dining room, where dual skylights and sliding patio doors flood the space with natural light while providing access to the rear garden. The dining room opens into the generously proportioned sitting room, which enjoys a dual aspect, creating a light and inviting living space.

A secondary hallway leads to the bedroom accommodation and the family bathroom. All three bedrooms benefit from built-in wardrobes and plenty of natural light. The family bathroom comprises a panelled bath, pedestal wash hand basin and WC. Returning to the opposite side of the property, the main hallway leads to a practical utility room with additional storage, space for appliances and a useful cupboard housing the boiler and controls for the pool area. The adjoining study provides an ideal workspace, complete with fitted worktops and cupboards. Adjacent to the study is a modern shower room, fitted with a generous walk-in shower, vanity wash hand basin with storage beneath, WC and a heated towel rail.

A true standout feature of this home is the impressive indoor swimming pool area. Bathed in natural light thanks to a full wall of sliding doors opening onto the garden, the space is also equipped with multiple heaters, allowing for comfortable year-round enjoyment.

Outside, the property enjoys a beautifully maintained wrap-around garden, offering panoramic views and benefiting from sunlight throughout the day. To the front, there is ample off-road parking leading to a useful outbuilding, providing excellent storage or potential for a variety of uses, subject to any necessary consents. The pool house also benefits from the addition of solar panels, helping to improve the property's energy efficiency.

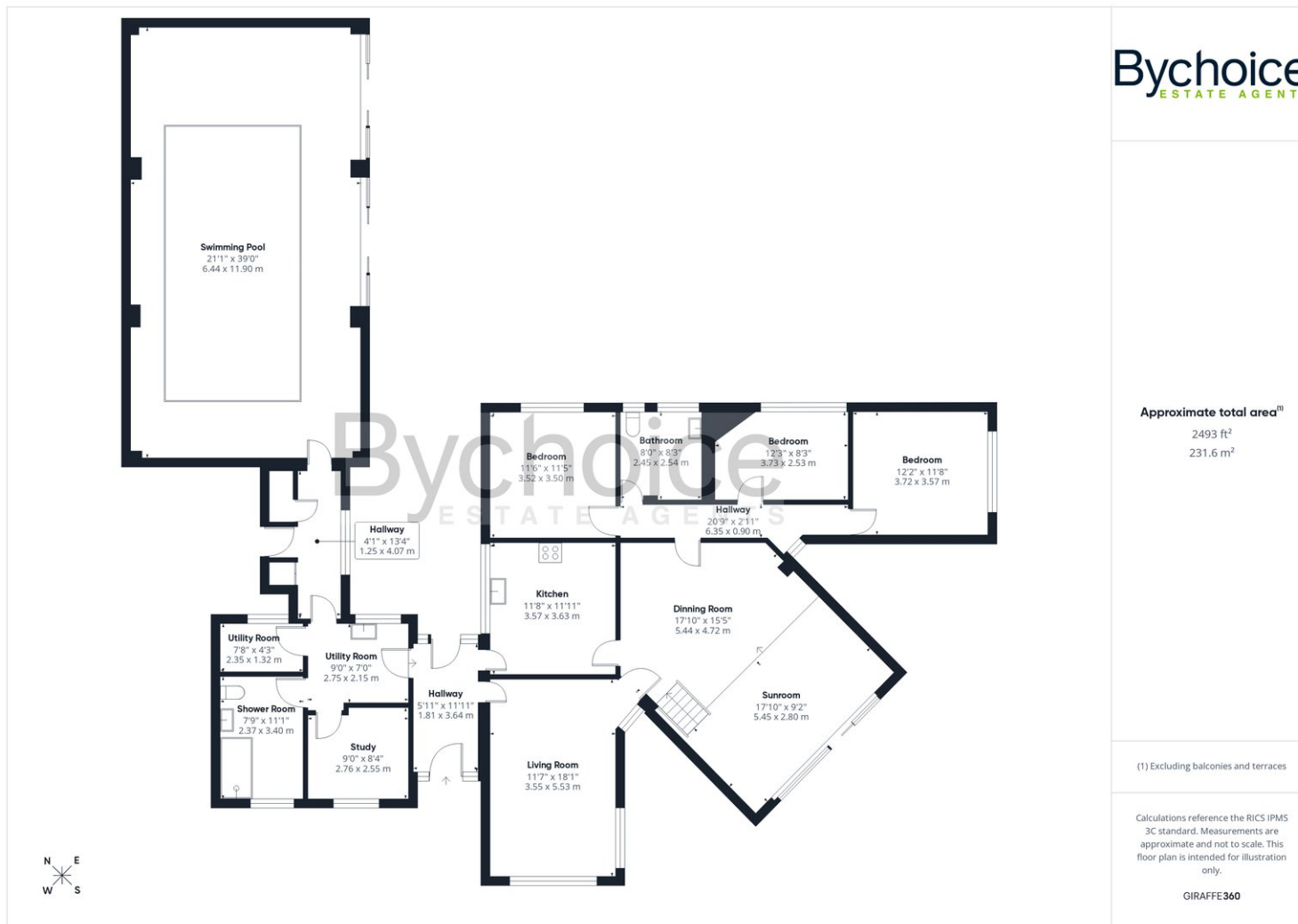












Council & Council Tax Band – Band F Babergh District Council

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)

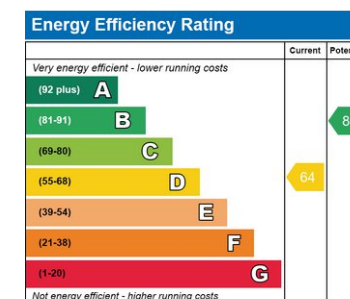
Utilities – Mains Gas, Mains Electricity, Mains Water & Drainage

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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