



DAVID
BURR

Woolstaplers Bungalow
Lavenham, Sudbury, Suffolk

Woolstaplers Bungalow, Lavenham, Sudbury, Suffolk, CO10 9RD

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A unique opportunity to acquire a self-contained single storey dwelling in a wonderful tucked-away location to the rear of a Grade II* listed cottage of considerable character. The property has undergone refurbishment by the current owner such that it now provides accommodation well suited to those looking for a bolt-hole in this historic village or as an investment as a holiday property. Accommodation includes an entrance hall, sitting/dining room, kitchen, bedroom and shower room. There is the additional benefit of off-street parking, a garage and a charming village garden.

A unique one bedroom single-storey dwelling with garden, garage and parking in the centre of a historic and picturesque village with a range of amenities.

ENTRANCE HALL: Accessed via double doors providing natural light incorporating access to loft storage space, large walk in storage/wardrobe and doors to:

SITTING/DINING ROOM: (5.26m x 3.15m) **17'3" x 10'4"** A light room with a wall of bi-folding doors providing a 6ft wide opening onto the garden.

KITCHEN: (2.92m x 1.93m) **9'7" x 6'4"** Recently finished with an extensive range of matching units and worktops, attractive wall tiling, single drainer sink unit and mixer tap over. There is plumbing for a dishwasher and washing machine. Integrated electric oven, four ring gas and extractor fan over.

BEDROOM: (3.84m x 2.44m) **12'7" x 8'** A tiled floor runs throughout.

BATHROOM: Finished with a large corner bath, shower over, WC and wash hand basin.

Outside

A driveway leads up to the property and onto an area of private parking suitable for one to two vehicles. This stands in front of a useful **GARAGE** with up and over door, power and light connected. Adjacent to the garage stands a **potting shed**.

The garden is one of the property's most attractive features and contains a central expanse of lawn, box hedging and an extensive range of specimen plants, trees and shrubs including a fine 'monkey puzzle tree'.

AGENTS NOTES

As is not uncommon with properties of this ilk, a vehicular/pedestrian right of way exists for a neighbouring property over part of the drive.

Woolstaplers Bungalow, Lavenham, Sudbury, Suffolk, CO10 9RD

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: A

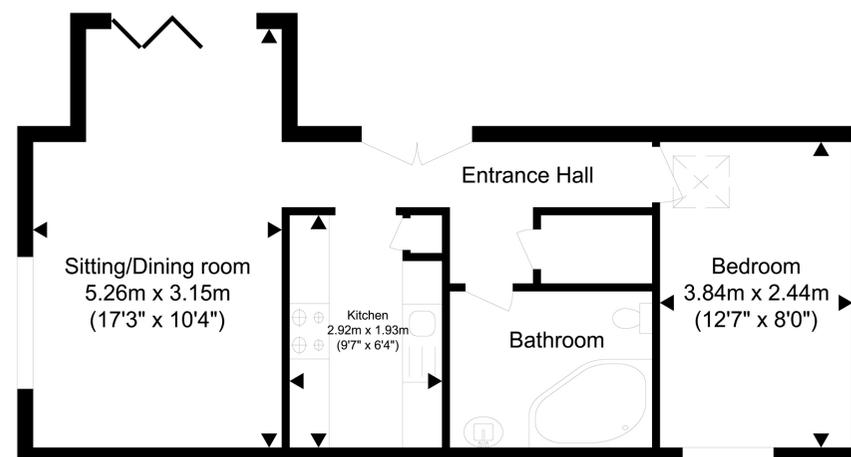
TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: ///encrusted.dandelions.succumbs

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



Annexe
Approximate Floor Area
466.93 sq. ft.
(43.38 sq. m)

