



**4 Bakers Mill, Prentice Street,
Lavenham, Suffolk**

**DAVID
BURR**



4 Bakers Mill, Prentice Street, Lavenham, 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 charming Grade II Listed village home situated in a highly regarded converted Victorian mill development within the very centre of one of East Anglia's most picturesque and well-served villages. The property contains accommodation over two levels with a well-proportioned sitting room, together with a kitchen/dining room, three bedrooms and a bathroom. Outside there is the benefit of an off-road parking space in front of a carport providing additional parking, as well as a private enclosed roof terrace. **NO ONWARD CHAIN.**

A charming three-bedroom village home with parking, carport and roof terrace within close walking distance of amenities

Front door leading to:-

SITTING ROOM: A well-proportioned room with plenty of space for seating, around a decorative electric Georgian-style fireplace with wood mantle. Striking spiral staircase leading to the first floor, window overlooking the front garden and with double doors leaving to:-

KITCHEN/DINING ROOM: With ample room for a dining table and chairs and a skylight allowing plenty of natural light. The kitchen contains a matching range of base and wall level units with wood-effect work surfaces incorporating a one and a half stainless sink with mixer tap above and drainer to side. Space for a cooker, refrigerator and space and plumbing for a washing machine. Plenty of storage throughout.

First floor

LANDING: With access to loft storage space, airing cupboard off and a door opening onto the roof terrace. Further doors leading to:-

BEDROOM 1: Currently utilised as an additional reception room but which could equally serve as a lovely double bedroom with double doors opening onto the roof terrace and with an attractive roofscape outlook.

BEDROOM 2: A further double bedroom with two fitted wardrobes off and an outlook to the front across the central courtyard and over towards open countryside.

BEDROOM 3: Currently utilised as a study and with two fitted wardrobes off and an outlook to the front.

BATHROOM: Containing a bath with mixer tap and shower attachment over, WC and pedestal wash hand basin.

Outside

To the front of the property is a **PRIVATE OFF ROAD PARKING SPACE** which lies adjacent to the colourful and well-stocked flower bed. The driveway in turn leads onto a:-

CARPORT enclosed by lockable wrought iron gates, providing sheltered parking with power and light connected.

Accessible from both the landing and bedroom one is a private enclosed **ROOF TERRACE** with a lovely view towards Barn Street and The Guildhall on the Market Place.

4 Bakers Mill, Prentice Street, Lavenham, Suffolk CO10 9RD

Agent's Notes

The property is Grade II Listed and stands within a Conservation Area.

A maintenance charge exists which we are advised is in the region of £120 p.a.

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

EPC RATING: Exempt

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

COUNCIL TAX BAND: D

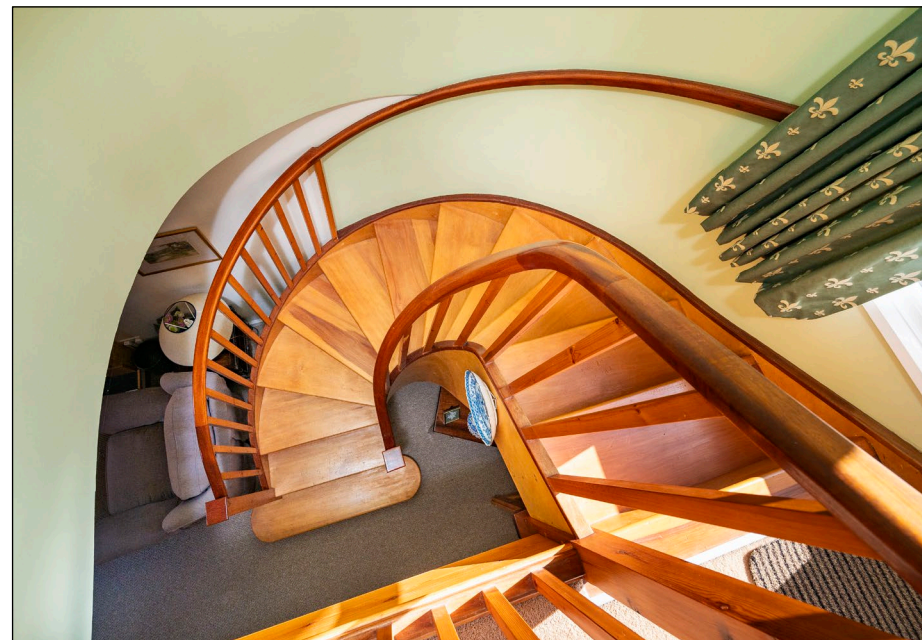
TENURE: Freehold

CONSTRUCTION TYPE: Brick

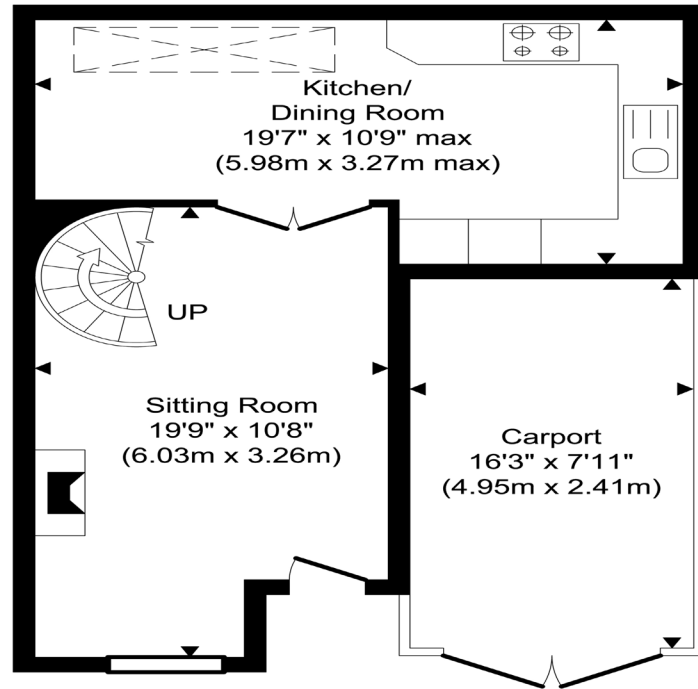
WHAT3WORDS: recruiter.severe.upward

VIEWING: Strictly by prior appointment only through DAVID BURR.

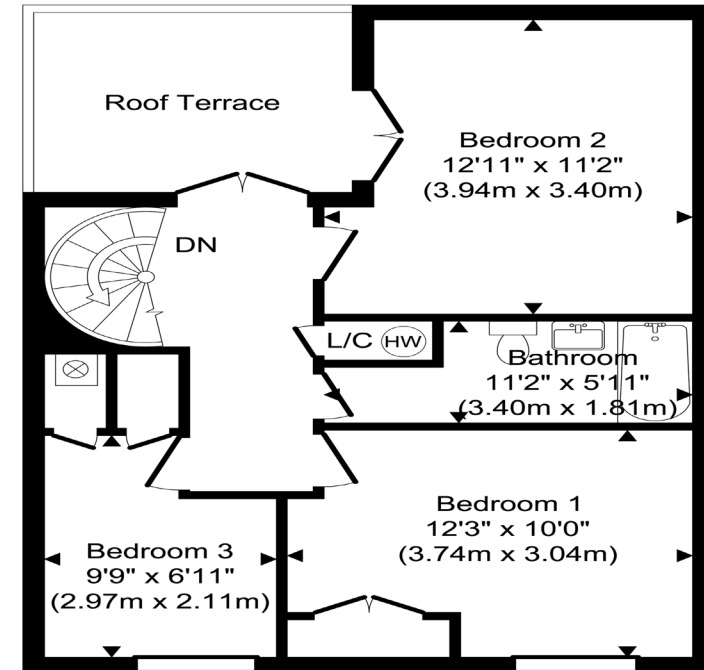
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



4 Bakers Mill, Prentice Street, Lavenham, Suffolk CO10 9RD



Ground Floor
Approximate Floor Area
380.50sq. ft.
(35.35 sq. m)



First Floor
Approximate Floor Area
467.47 sq. ft.
(43.43 sq. m)

TOTAL APPROX. FLOOR AREA 847.98 SQ.FT. (78.78 SQ.M.)
Produced by www.chevronphotography.co.uk © 2025

