



DAVID  
BURR

Hill Cottage,  
7 Prentice Street, Lavenham







# HILL COTTAGE, 7 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 three-bedroom village home of considerable character situated in a highly regarded position on Prentice Street within a moment's walking distance of village amenities and the market square. Accommodation includes a charming sitting room with inglenook fireplace and a dining room both of which are of generous proportions, a kitchen and a ground-floor cloakroom together with a substantial entrance hall. Upstairs are three bedrooms and a bathroom. There is a further benefit of an attractive private rear garden with timber storage shed/summer house and a garage providing off-road parking. Offered with no onward chain.

## A charming three bedroom cottage with attractive garden and garage in a central village location.

Solid oak front door leading to:-

**ENTRANCE HALL:** with quarry tiled flooring, exposed timbers and a staircase rising to the first floor. Leaded glass door opening into:-

**DINING ROOM:** With a continuation of quarry tiled flooring, exposed timbers providing a sense of character and with a lovely view over the property's rear garden. Useful understairs storage cupboard off and a timber thumb-latch door leading to:-

**SITTING ROOM:** A beautiful, characterful room with a central inglenook fireplace with outstanding oak bressumer beam and a mellow red brick surround and an inset electric faux wood-burning stove. Exposed timbers across the walls and a wide range of secondary-glazed leaded windows providing plenty of natural light on each side.

**KITCHEN:** Containing a matching range of base and wall level units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side, a four-ring Neff hob with extractor fan over and with space and plumbing for a washing machine. Integrated oven, integrated Bosch dishwasher, space for a fridge and a door opening onto the garden. Useful walk-in pantry cupboard, with water softener, off.

**CLOAKROOM:** With tiled flooring and partially tiled walls and containing a WC and a wash hand basin.

### First Floor

**LANDING:** With open studwork, access to the loft storage space and doors leading to:-

**BEDROOM ONE:** A dual-aspect double bedroom with exposed timbers and a fitted double wardrobe.

**BEDROOM TWO:** A double bedroom with exposed timbers and fitted storage.

**BEDROOM THREE:** A further double bedroom with two eaves storage cupboards and a lovely outlook over the rear garden.

**BATHROOM:** Containing a tongue-and-groove panelled bath with mixer tap and shower attachment over, WC and pedestal wash hand basin. Separate tiled shower cubicle with glass screen door and a heated towel rail.

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## Outside

To the rear of the property is an attractive and well-planted garden with a colourful and diverse variety of flowers, hedging and plants including a mature Wisteria. Areas of paving provide attractive places for seating with the further benefit of a useful Summer House to the rear of the plot. A pedestrian gate leads onto a rear access with a **GARAGE** providing sheltered **OFF-ROAD PARKING**.

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

**EPC RATING:** D – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

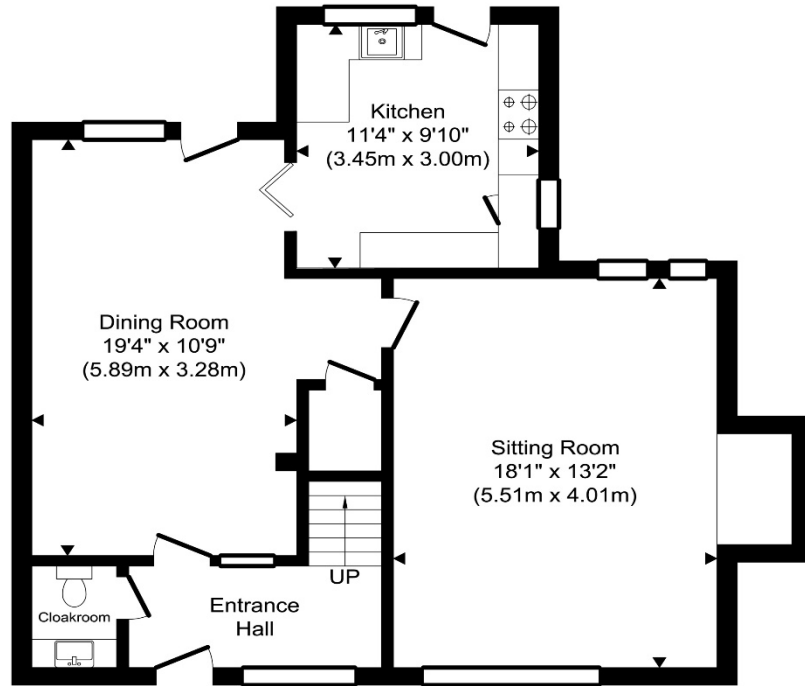
**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** dishd.liked.suspended

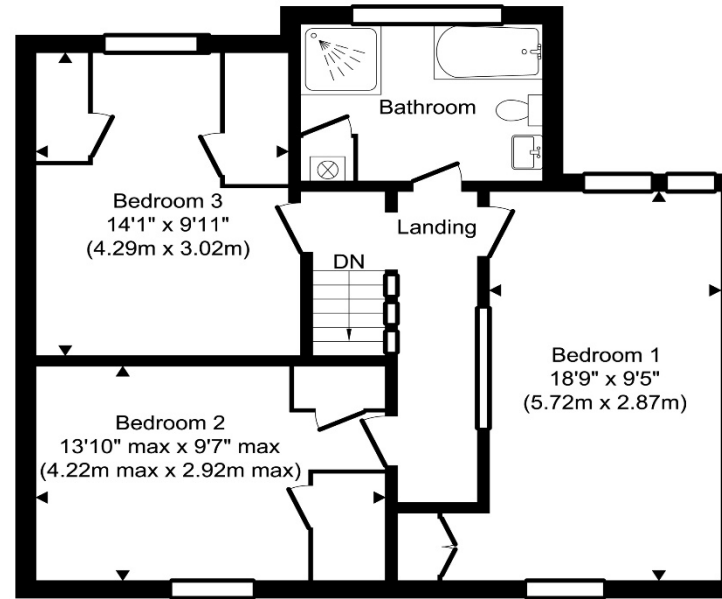
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

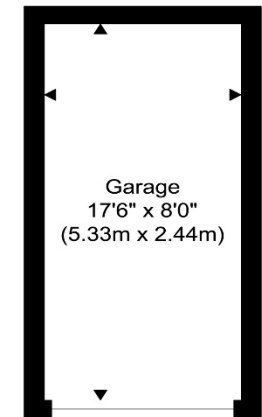
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Ground Floor  
Approximate Floor Area  
704.82 sq. ft.  
(65.48 sq. m)



First Floor  
Approximate Floor Area  
649.49 sq. ft.  
(60.34 sq. m)



Outbuilding  
Approximate Floor Area  
139.93 sq. ft.  
(13.00 sq. m)

TOTAL APPROX. FLOOR AREA 1494.24 SQ.FT. (138.82 SQ.M.)  
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