



**Box Cottage, 21 Prentice Street,
Lavenham, Suffolk**

**DAVID
BURR**



BOX COTTAGE, 21 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.

Box Cottage is a charming medieval heavily timbered property in the ever-popular village of Lavenham. Each of the three bedrooms are of a generous size with crown beam to the master and two spacious reception rooms to ground floor accompanied by a contemporary fitted kitchen. The property enjoys a private rear garden within touching distance of amenities and is being offered with **NO ONWARD CHAIN**.

A charming three-bedroom medieval characterful property with garden close to village amenities.

DINING HALL: 13'5" x 8'5" (4.09m x 2.57m) A large oak panel door brings you to this room that is heavily beamed with 9ft.2 high ceiling and leaded window offering street screen views to the front with solid wooden door leading to:-

SITTING ROOM: 15'2" x 13'6" (4.62m x 4.11m) A heavily beamed room with large leaded window to the front and generous ceiling height finished with a wooden floor continuing in from the dining hall.

KITCHEN: 11'5" x 9'0" (3.48m x 2.74m) Accessed off the dining hall and rear hall, this is a contemporary fitted kitchen with shaker style units and marble effect worktop with integrated one-and-a-half sink with drainer unit and brushed brass fittings matching the cupboard handles with attractive tile splashback. Other integrated appliances include an oven with gas hob and extractor above, fridge with large window offering pretty views over the rear garden.

Rear Hall: Staircase leading to first floor and door leading to:-

CLOAKROOM: A two-piece suite consisting of a close coupled WC and wash hand basin with large vanity unit and marble effect worktop and understairs cupboard offering useful storage.

UTILITY/GARDEN ROOM: With space for washing machine and useful shaker storage cupboards with worktop above with French doors leading to rear terrace and charming views over the garden beyond.

First Floor

LANDING: Window overlooking rear garden, airing cupboard with shelving and solid wooden doors leading to:-

BEDROOM 2: 15'2" x 11'1" (4.62m x 3.38m) A heavily beamed vaulted room with crown beam and leaded window to the front with space for a double bed and other bedroom furniture as well as a pedestal wash hand basin with mirror and lighting above.

BEDROOM 1: 15'2" x 12'6" (4.62m x 3.81m) Another heavily beamed room with leaded window to the front, pedestal wash hand basin with mirror and lighting above.

BEDROOM 3: 8'9" x 8'1" (into wardrobe) (2.67m x 2.46m) A generous third room set up as a dressing room with an extensive range of built-in wardrobes with casement window overlooking the rear garden.

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FAMILY BATHROOM: A three-piece suite consisting of a large panel bath with shower screen and overhead shower and mixer tap, close coupled WC and wash hand basin with mixer tap and vanity unit.

Outside

To the immediate rear of the property is a terrace seating area accessed off the utility/garden room with the rest of the garden being predominantly laid to lawn with established shrub and hedgerow borders, useful outdoor **STORE** with a sheltered seating area to the rear.

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

AGENT'S NOTES

The property is Grade II listed.

EPC RATING: Band 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

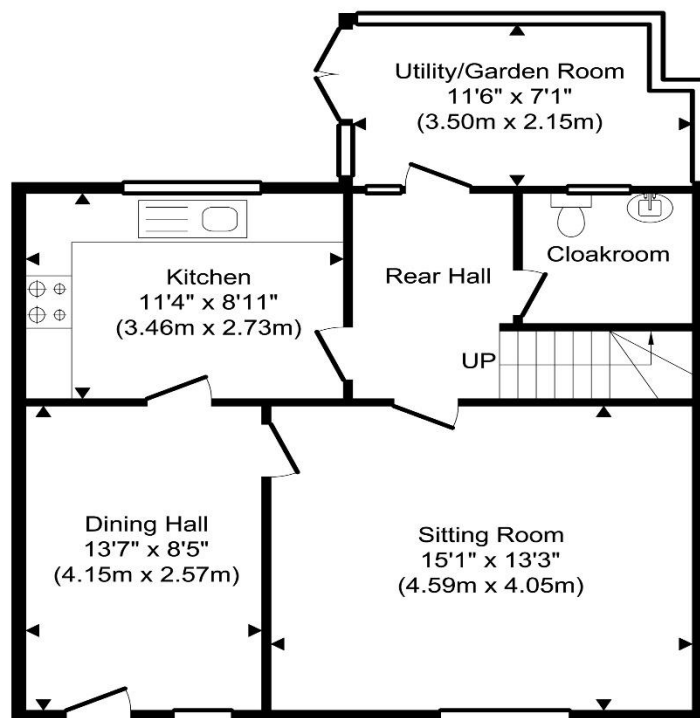
CONSTRUCTION TYPE: Timber

WHAT3WORDS: altering.distanced.clef

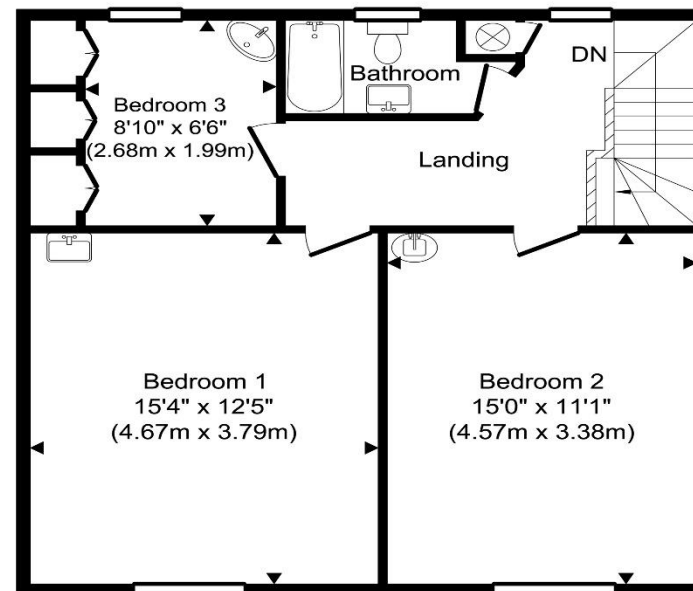
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
622.47 sq. ft.
(57.83 sq. m)



First Floor
Approximate Floor Area
585.77 sq. ft.
(54.42 sq. m)

TOTAL APPROX. FLOOR AREA 1208.24 SQ.FT. (112.25 SQ.M.)

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