



**2 Bakers Mill,
Lavenham, Sudbury, Suffolk**

**DAVID
BURR**



2 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 mid-terraced village home situated within a converted former Victorian mill. The accommodation provides a spacious 20 ft long sitting room which is open-plan to the dining room and kitchen together with three bedrooms, a family bathroom and delightful roof terrace. To the front is off-road parking for one vehicle which in turn leads onto an integral garage providing further parking.

A three-bedroom village house with roof terrace, off-road parking and garage.

STORM PORCH: With solid wood and frosted glass panel front door leading to:-

SITTING ROOM: 19'10" x 11'1" (6.04m x 3.39m) A bright and welcoming space with secondary glazed window enjoying views to the front. The focal point of the room is a striking sweeping staircase rising to first floor. Finished with engineered oak-effect flooring throughout and semi open-plan to the:-

DINING ROOM: 11'1" x 10'9" (3.39m x 3.27m) With space for a table and chairs and skylights allowing for plenty of natural light.

KITCHEN: 10'9" x 8'6" (3.27m x 2.59m) With a matching range of base and wall level wood-effect cabinets with work surfaces incorporating a Belling range cooker with a seven ring 'Logik' gas hob, aluminium splashback and extractor fan above. Stainless steel one-and-a-half sink with mixer tap above and drainer to side, space and plumbing for a dishwasher and washing machine and space for free-standing refrigerator. Extensive storage with farmhouse style tiled splashbacks throughout.

First Floor

LANDING: With door leading onto the roof terrace, useful linen cupboard off, access to loft and further doors leading to:-

BEDROOM 1: 12'2" x 10'5" (3.72m x 3.17m) A good size double bedroom with secondary glazed window overlooking the internal courtyard. Two useful fitted wardrobes with pine doors and traditional ironmongery.

BEDROOM 2: 10'0" x 9'11" (3.36m x 3.03m) A double bedroom with wood and glass panel doors opening on to:-

ROOF TERRACE: 10'1" x 8'6" (3.07m x 2.58m) Space for a table and chairs and views towards Lavenham's Little Hall.

BEDROOM 3: 9'9" x 6'11" (2.97m x 2.12m) With two useful storage cupboards off.

BATHROOM: With panel bath with mixer tap and shower above and fully tiled surround, WC and pedestal wash hand basin.

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Outside

The property is approached via a brick paved driveway which serves a small number of dwellings which leads onto a private driveway providing off-road parking. This in turn leads onto the:

GARAGE: 16'5" x 7'7" (5.0m x 2.3m) With power and light connected, lockable wrought iron gates and water tap.

AGENTS NOTE

We understand the property is Grade II listed.

A maintenance charge exists in the amount of £128 p.a. For any further information in this respect please contact the office.

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

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: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: humid.pickles.excellent

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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