



81 High Street,
Lavenham, Suffolk

DAVID
BURR

81 High Street, Lavenham, Sudbury, Suffolk, CO10 9PT

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.

This charming one-bedroom cottage has been refurbished under the current ownership, giving the property a traditional but chic finish. The cottage is ideally positioned for village amenities with private walled garden to the rear and the property is being offered with **NO ONWARD CHAIN**.

A charming refurbished one-bedroom cottage in close walking distance to amenities

SITTING ROOM: A solid wood panelled door brings you to this room with your attention immediately drawn to the soft red brick fireplace with inset log burner and attractive moulded surround with useful alcoves for sitting room furniture. Finished with a light oak flooring, cast iron-style vintage radiators, exposed timbers, staircase leading to first floor and solid wood door leading to:-

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a range of Shaker-style units offering ample storage with a wood-effect worktop above and metro tile splashback. Pretty views over the rear garden and door leading to rear terrace. Integrated appliances include a sink with drainer unit and mixer tap over and hob with extractor above with space for a fridge and washing machine with useful understairs cupboard, exposed timbers and dining area finished with a wood-effect flooring.

First Floor

LANDING: Solid wood doors leading to:-

BEDROOM 1: A generous master bedroom that is particularly elegant with large sash window offering street scene views to the front, built-in wardrobe with shelving with further alcove cupboard and space for other bedroom furniture.

BATHROOM: A traditional suite consisting of a pedestal wash hand basin, close coupled WC and rolled top bath with mixer tap, hand-held shower with attractive tiled surround and wood-effect flooring.

Outside

To the immediate rear of the property is a private terraced seating area with a brick and flint wall surround with a raised border being home to a range of herbs including rosemary, sage, mint and a bay tree.

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: 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: B

TENURE: Freehold

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CONSTRUCTION TYPE: Brick

WHAT3WORDS: brotherly.evoke.coaster

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.



