



**‘Georgina’, 10 Shilling Street,
Lavenham, Suffolk**

**DAVID
BURR**



10 SHILLING STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RH

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 semi-detached character cottage which has been extensively renovated to provide luxurious accommodation ideally suited for use as a holiday cottage. The property is being offered for sale fully furnished and equipped with high-end furniture, fixtures and fittings and already has a successful history of numerous guest stays. Of particular note is the beautifully planted cottage garden which is a peaceful retreat, particularly in such a central village location.

An impressive, recently refurbished, semi-detached cottage in the heart of one of East Anglia's most sought-after and pretty villages.

SITTING/DINING ROOM: 16'5" x 11'3" (5.01m x 3.43m)

A well-proportioned area with plenty of space for seating and with a contemporary electric faux wood fireplace and a large Hisense flat screen TV above. Window overlooking the street scene with bespoke fitted slatted shutters and an ornate cast iron radiator. Space for a breakfast table and chairs and also with two storage cupboards off. Opening leading to:-

KITCHEN: 10'0" x 5'5" (3.05m x 1.64m) Recently fitted to a high standard with matching base and wall level cabinets and polished Quartz worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side and a Bosch induction hob with extractor fan above. Light grey subway tile splashbacks throughout and with a fitted Bosch electric combination oven, integrated refrigerator with freezer compartment and CDA dishwasher as well as a Bosch microwave. The kitchen has been fully fitted with cookware and appliances and a glass panel door and window overlook the rear garden.

Lobby: With staircase rising to first floor and door leading to:-

SHOWER ROOM: 5'5" x 5'5" (1.66m x 1.65m) With attractively tiled walls and a double width shower with traditional style thermostatic valve,

waterfall showerhead and additional attachment below. Burlington traditional WC and a Bayswater wash hand basin with Burlington stainless-steel taps. Full-height chrome heated towel rail.

First Floor

BEDROOM: 20'9" x 11'0" (6.33m x 3.36m) A luxurious suite with a king size bed and plenty of antique storage units. Of particular note is a superb free-standing polished stainless-steel bath with traditional style mixer tap and shower attachment over. Ornate cast iron radiator and windows with a beautiful outlook across the rear garden and onto open countryside beyond. Double door opens onto a fitted wardrobe with inset shelving and hanging rails and further door leading to:-

EN-SUITE CLOAKROOM: With traditional style WC and Burlington wash hand basin.

Outside

Shilling Street itself provides plenty of unallocated on street parking.

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A side gate leads onto a private paved terrace providing an attractive area of seating with a timber pergola covered by a mature vine. A stone pathway leads through a beautifully planted garden with a colourful variety of flowers and shrubs onto a further area of seating adjacent to a brick and flint wall and with a useful **TIMBER STORAGE SHED** in one corner. External lighting and water tap.

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

AGENTS NOTES

The property is Grade II listed and situated in a conservation area.

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:** TBC

TENURE: Freehold

WHAT3WORDS: ///dynasties.swipes.slicer

VIEWING: Strictly by prior appointment only through DAVID BURR.

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