



**Laneham Yard, Church Street,
Lavenham, Suffolk**

**DAVID
BURR**



LANEHAM YARD, CHURCH STREET, LAVENHAM, SUFFOLK, CO10 9QT

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 unique detached single storey dwelling in the heart of this picturesque medieval wool town. The property was constructed approximately ten years ago in a traditional style with numerous characterful features including vaulted ceilings, exposed brickwork and a high-quality wood burning stove. Of particular note is the extensive off-road parking, substantial double garage and sunny courtyard garden.

A single storey detached property with generous parking, double garage and low maintenance gardens in a tucked away location.

Front door leading to:-

KITCHEN/DINING/LIVING ROOM: 29'7" (max) x 27'1" > 12'1" (9.02m x 8.26m > 3.69m) An impressive open-plan area arranged into three main parts. The kitchen contains a matching range of base and wall level units with solid oak worksurfaces with an inset stainless-steel Franke sink with drainer to side and mixer tap above and also incorporating a four-ring hob with a tempered glass splashback and tongue and groove panelling. Integrated cooker, space for a refrigerator and space and plumbing for a washing machine. Plenty of room for a dining table and chairs. A vaulted ceiling provides a sense of light and space and a further attractive area of seating is arranged around a floor-to-ceiling exposed brick chimney stack with green oak bressumer beam and inset 'woodwarm' wood burning stove situated on a tiled hearth and with a back boiler. Open display shelves to one side of the chimney breast. Double-glazed bifolding doors on two sides open onto the sunny courtyard garden. There is a useful loft space above.

BEDROOM: 11'11" x 10'4" (3.63m x 3.14m) A double bedroom with vaulted ceiling and a useful storage cupboard off.

BATHROOM: 8'4" x 5'0" (2.53m x 1.52m) With tiled flooring and containing a tongue and groove panelled bath, WC, wash hand basin and a chrome heated towel rail.

Outside

The property's outside space is quite exceptional given its central village location. A pebbled driveway, accessible from Church Street, provides extensive **OFF-ROAD PARKING** adjacent to an area of lawn with mature lavender plants and a Mediterranean feel with an olive tree and fig tree and vine. The parking area leads onto a:-

DOUBLE GARAGE: 21'3" x 17'10" (6.48m x 5.43m) Particularly useful with twin timber double doors, power and light connected and roof storage space. Attractive brick and flint wall. Side gate leading into garden.

A further low maintenance walled courtyard garden faces south and has been paved to provide a lovely area of seating with herbaceous borders.

LANEHAM YARD, CHURCH STREET, LAVENHAM, SUFFOLK, CO10 9QT

SERVICES: Main water and drainage. Main electricity connected. Electric underfloor heating. **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: C

TENURE: Freehold

WHAT3WORDS: ///scream.jams.traded

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.

LANEHAM YARD, CHURCH STREET, LAVENHAM, SUFFOLK, CO10 9QT



