



**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.

A pretty one-bedroom Georgian cottage situated in the heart of one of Suffolk's most highly regarded villages with a private flint walled garden, upstairs bathroom and exposed timbers adding to the property's charm.

A charming one-bedroom Georgian cottage in the heart of the village.

SITTING ROOM: 11'10" x 11'1" (3.61m x 3.37m) A wonderfully light room with large sash window overlooking the high street with your attention immediately drawn to the fireplace with wooden surround and mantel, tiled hearth and inset electric wood burning effect stove, exposed timbers and door leading to:-

KITCHEN/BREAKFAST ROOM: 11'10" x 11'1" (3.61m x 3.37m) The kitchen is fitted with a range of traditional shaker style cupboards with a thick wood effect worktop, integrated sink with drainer unit and mixer tap with space for washing machine, oven and fridge/freezer. From this room, a casement window provides charming views over the flint walled garden with glass panel door leading to terrace. Under the stairs you will find a pantry-like storage cupboard with space for a tumble dryer.

First Floor

LANDING: Window overlooking the rear garden and roofscape beyond. Solid wooden doors leading to:-

BEDROOM: 11'11" x 10'5" (3.63m x 3.18m) Large sash window offering street scene views of Lavenham high street, exposed chimney breast with useful alcoves to either side for bedroom furniture and built-in wardrobe storage.

BATHROOM: A traditional three-piece suite consisting of a pedestal wash hand basin, close coupled WC and rolltop bath with tile surround and Victorian fittings.

Outside

To the rear is a charming terrace seating area with a flint and brick wall boundary with raised well-stocked borders, bay leaf tree and trellising with climbers.

SERVICES: Main water and drainage. Main electricity. 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 is situated in a conservation area.

EPC RATING: Exempt.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

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TENURE: Freehold

WHAT3WORDS: ///argue.headstone.most

VIEWING: Strictly by prior appointment only through DAVID BURR.

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