



DAVID
BURR

**Bobbins, 1 Quakers Yard, Water Street,
Lavenham, Suffolk**



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 end of terrace single storey property in a desirable and particularly quiet private development within short walking distance of the amenities of this stunning picturesque medieval wool town. The property contains an open-plan kitchen/dining/sitting room, two bedrooms and a bathroom. There is the further benefit of private off-road parking and gardens with a useful high-quality workshop. The property offers the clear potential for significant extension or for use as a holiday let (subject to any necessary permissions). **NO ONWARD CHAIN.**

A two-bedroom end of terrace single storey property in a desirable private cul-de-sac with off-road parking and gardens in the centre of a well-served and picturesque village.

Wood and glass panel front door leading to:-

KITCHEN/DINING/SITTING ROOM: 19'9" x 17'7" (max L-shape) (6.01m x 5.36m) An open-plan area with windows on both sides allowing for plenty of natural light, plenty of space for seating and dining and with skirting and coving throughout. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a stainless-steel sink with a mixer tap above and a drainer to side and a four-ring stainless-steel gas hob with extractor fan over and tiled splashback. Integrated Indesit oven, space and plumbing for a washing machine and space for refrigerator. Double-height pantry style cupboard and doors leading to:-

BEDROOM 1: 10'11" x 9'3" (3.33m x 2.83m) A double room with a range of fitted storage including bedside cabinets, wardrobes with inset shelving and hanging rail, drawers and a fitted dressing table.

BEDROOM 2: 11'0" > 8'8" x 7'10" (3.35m > 2.64m x 2.40m) With fitted storage units containing shelving, hanging space and drawers.

BATHROOM: 7'2" x 6'0" (2.18m x 1.82m) Containing a tongue and groove panelled bath with a mixer tap and shower attachment over and a folding glass screen. WC, ceramic wash hand basin with storage below and a chrome heated towel rail.

Outside

The property is approached via a private driveway which serves just a small number of dwellings. The pebbled driveway leads onto a designated private **OFF-ROAD PARKING SPACE**. In front of the property is an area of lawn and raised beds planted with a variety of flowers and shrubs which enclose a stone paved terrace providing a pretty area of seating. At the side of the property, a brick paved pathway leads down to a:-

WORKSHOP/STORAGE SHED: 12'7" x 10'2" (3.84m x 3.10m) Of high-quality timber construction with a slate tiled roof and with power and light connected.

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The gardens continue to the rear of the property with a useful area of discreet storage enclosed by a brick and flint wall. There is the clear potential for significant extension (subject to any necessary consents) to the side of the property following the removal of the workshop. We understand there are no restrictions in place concerning the enclosure of the garden if desired.

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

EPC RATING: Band C – 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

WHAT3WORDS: ///aviation.novels.hugs

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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