



**April Cottage, 41 Water Street,  
Lavenham, Suffolk**

**DAVID  
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# APRIL COTTAGE, 41 WATER STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RN

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 two-bedroom semi-detached Victorian cottage with scope for improvement situated within a convenient position for the amenities of one of East Anglia's most highly regarded and picturesque villages. The property contains accommodation over two levels which includes a sitting room, kitchen/breakfast room, two double bedrooms and a bathroom. There is the further benefit of a private enclosed south facing rear garden and a generous area of private parking. **NO ONWARD CHAIN.**

## **A two-bedroom Victorian red brick cottage with south facing garden and off-road parking within short distance of village amenities.**

Front door leading to:-

**SITTING ROOM: 13'11" x 13'3"** (4.25m x 4.03m) A particularly bright reception room with an attractive sash bay window overlooking the front garden. Central brick arch fireplace with inset wood burning stove situated on a brick hearth. Recessed shelving to one side. Door leading to:-

**KITCHEN/BREAKFAST ROOM: 12'5" x 9'1"** (3.78m x 2.76m) With a range of base level units with wood effect worksurfaces incorporating a stainless-steel sink with drainer to side. Space for a free-standing cooker, refrigerator and additional appliances if required. Feature brick arch fireplace and storage cupboards to one side. Window overlooking the rear garden and a thumb latch door leading to:-

**INNER HALL/UTILITY:** With space and plumbing for a washing machine and the boiler cupboard off. Staircase rising to first floor and door leading onto the gardens. Additional door leading to:-

**BATHROOM:** Containing a panelled bath with taps and shower attachment over, WC, pedestal wash hand basin with tiled splashback.

### **First Floor**

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1: 14'0" x 10'8"** (4.27m x 3.25m) A well-proportioned double bedroom with a pretty cast-iron Victorian fireplace and a fitted wardrobe to one side. Large sash window allowing for plenty of natural light and attractive view over the green.

**BEDROOM 2: 11'0" x 8'11"** (3.35m x 2.73m) With exposed wood floorboards, view over the rear garden, fitted wardrobe and additional storage cupboard above the stairs.

### **Outside**

The property benefits from a small area of front garden enclosed by a red brick wall. A gravel passageway leads down the side of the property through a timber gate and into the rear south facing garden. An expanse of lawn contains a mature tree and a useful **BRICK OUTBUILDING** providing a

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useful area of storage. Adjacent to the property is an area of hardstanding ideal for an outdoor table and chairs. To the rear of the plot a gate leads onto a **PRIVATE AREA OF OFF-ROAD PARKING** for up to three vehicles.

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

## AGENT'S NOTES

The property is thought to date back to the late 1800s and whilst is not listed stands in a conservation area.

The property benefits from a right-of-way across land belonging to a third party to access the area of parking.

**EPC RATING:** Band E – 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.

**CONSTRUCTION TYPE:** Brick.

**COMMUNICATION SERVICES:** (source Ofcom)

**Broadband:** Yes **Speed:** up to 80 mbps download, up to 20 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone

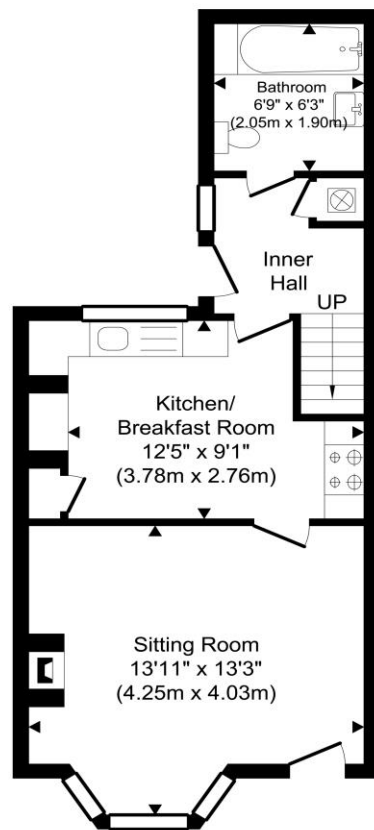
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**WHAT3WORDS:** ///topics.testers.revised

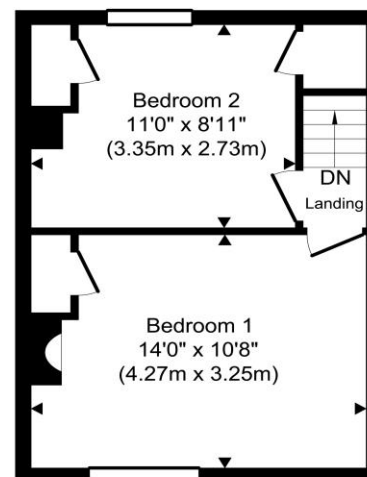
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
379.10 sq. ft.  
(35.22 sq. m)



First Floor  
Approximate Floor Area  
282.66 sq. ft.  
(26.26 sq. m)

TOTAL APPROX. FLOOR AREA 661.76 SQ.FT. (61.48 SQ.M.)  
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