

oakheart



£220,000

Asking Price

Harwood Place, Lavenham

Located in the highly sought-after and quintessentially Suffolk village of Lavenham, this three-bedroom semi-detached residence offers a rare opportunity for those looking to create their dream home. Boasting uninterrupted field views to the front and significant scope for improvement, the property is perfectly positioned for buyers wanting to add value in a premium location.

The property opens into an entrance hall leading to a well-proportioned living room which features a recently fitted window with an attractive front facing view.

To the rear, the kitchen serves as a generous heart of the home, offering ample space for dining. A standout feature is the separate Utility Room, which provides excellent functional space or potential for reconfiguration into an extended kitchen/garden

room (subject to planning). The ground floor is completed by a practical cloakroom/WC.

The first-floor landing leads to a versatile sleeping arrangement consisting of three bedrooms and a family bathroom. The principal bedroom is a substantial double overlooking the rear garden, while the second bedroom is positioned at the front to take full advantage of the far-reaching rural outlook. A third single bedroom offers flexibility as a nursery or home office, and the floor is served by a family bathroom.

The rear garden is mostly laid to lawn, offering a private, sunny expanse perfect for families or keen gardeners. Additionally, the property also benefits from off-street parking space for several vehicles.

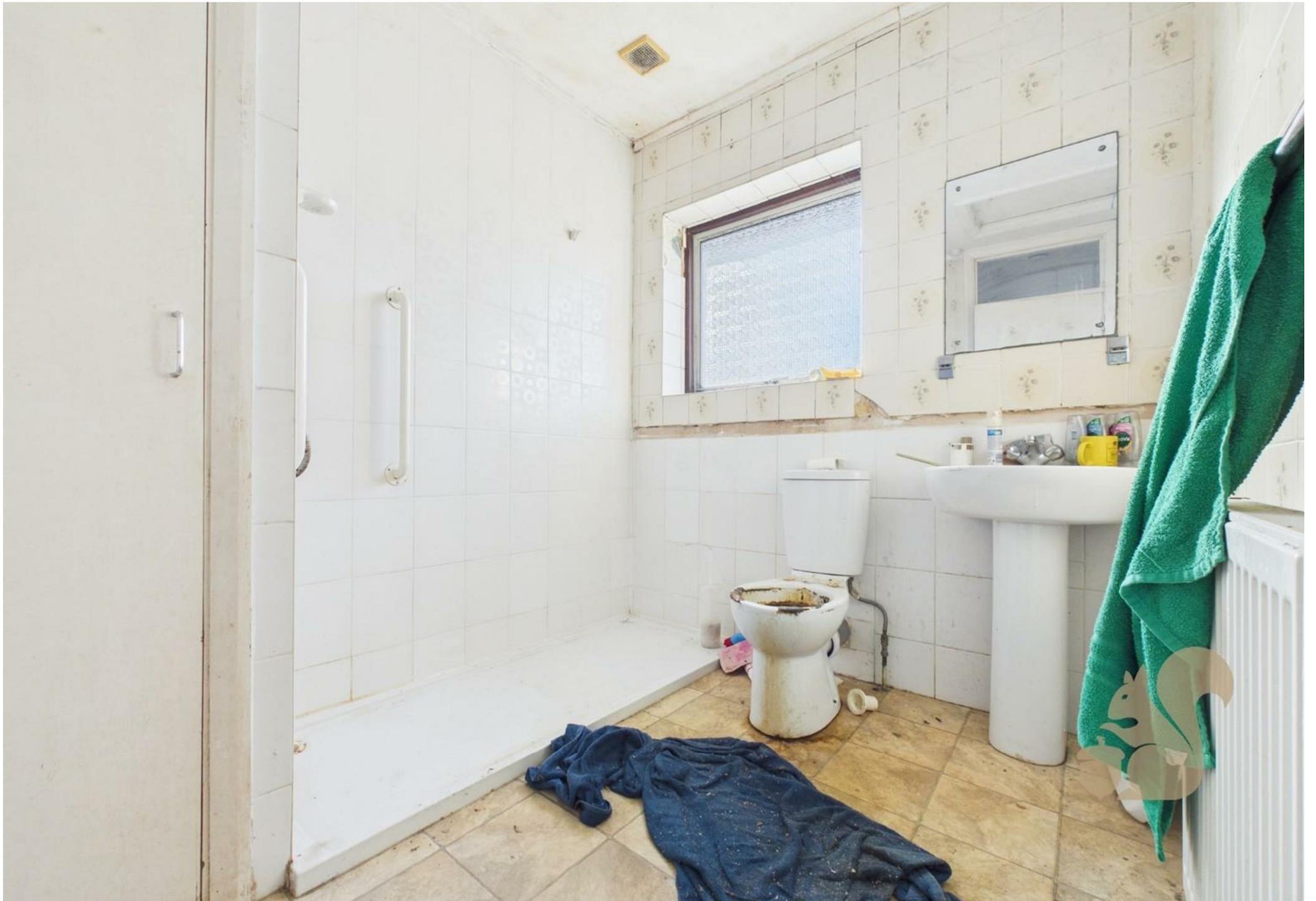
Widely regarded as one of the finest medieval villages in England, Lavenham offers a vibrant community with an array of boutique shops, award-winning restaurants, and local amenities. It is surrounded by beautiful rolling countryside while remaining within easy reach of the market towns of Sudbury and Bury St Edmunds.

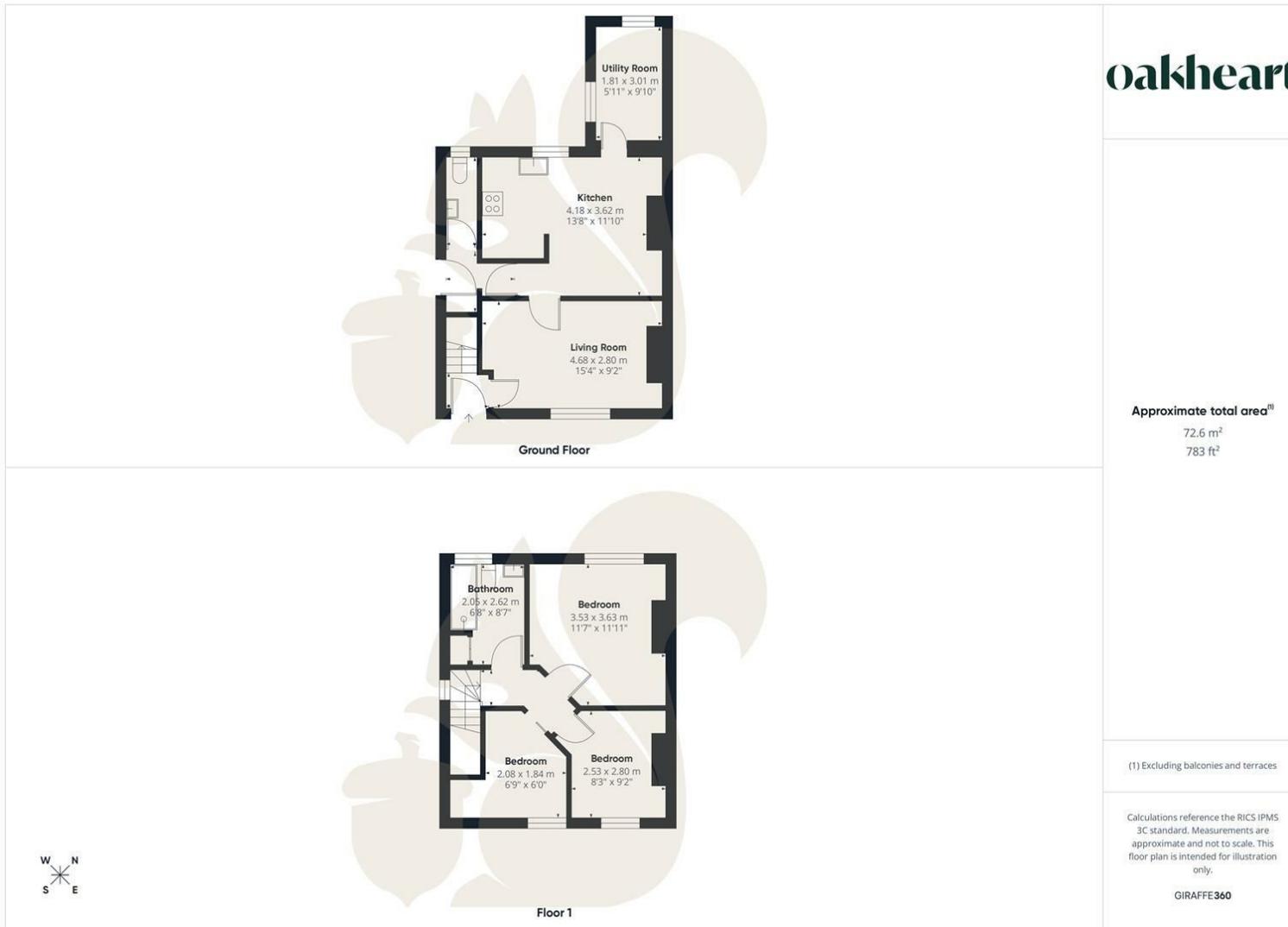
Call Oakheart today to arrange your viewing!











oakheart

Approximate total area⁽¹⁾
72.6 m²
783 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart