db roberts

Plot 65, The Lavenham Caddies Field, Golf Links Lane, Wellington, TF1 2DT

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Offers Around £359,950

- Five-Bedroom Detached House
- Spacious Kitchen/Breakfast Area With Separate Utility Room
- Large Lounge With French Doors To The Rear Garden
- Separate Dining Room
- Master Bedroom With En-Suite Shower Room
- Double Integral Garage

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Property description

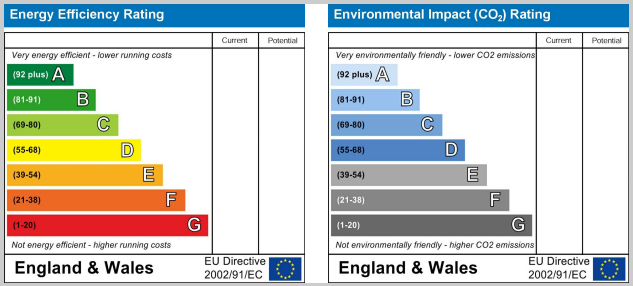
The Lavenham is a five bedroom detached house with two floors of generous living space and an integrated double garage. PART EXCHANGE YOUR PROPERTY FOR THIS BRAND NEW HOME AND PAY NO ESTATE AGENTS FEES.
The entrance hallway of this impressive home leads through to a good sized lounge, a fabulous open plan kitchen/breakfast room for relaxed family mealtimes and a separate dining room for more formal occasions.
Both the lounge and the kitchen offer access through French doors to the private rear garden. A useful utility room, a guest cloakroom and the integral double garage complete the ground floor accommodation.
A master bedroom with en suite shower room can be found off the light and airy central landing. The first floor also features a second en suite bedroom, plus three further double bedrooms and a family bathroom.

Accommodation

ENTRANCE HALLWAY	
LOUNGE	5.26m x 3.91m min. (17'3" x 12'10" min.)
KITCHEN/FAMILY	5.69m x 3.30m max. (18'8" x 10'10" max.)
DINING ROOM	3.07m x 3.20m (10'1" x 10'6")
UTILITY	
GUEST CLOAKROOM	
DOUBLE GARAGE	
BEDROOM ONE	4.52m x 3.81m max. (14'10" x 12'6" max.)
EN-SUITE ONE	
BEDROOM TWO	3.81m x 3.53m (12'6" x 11'7")
EN-SUITE TWO	
BEDROOM THREE	3.40m x 2.69m (11'2" x 8'10")
BEDROOM FOUR	3.28m x 2.69m (10'9" x 8'10")
BEDROOM FIVE	2.85m x 3.00m min. (9'4" x 9'10" min.)
BATHROOM	

New Homes
The measurements quoted on these details have been taken from builders drawings and are likely to vary between individual houses. We will make random checks of completed properties but recommend that you satisfy yourself as regards actual room sizes before entering a legal commitment to purchase.

EPC



Floor plan

Tenure:

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.