



Shepherds Drive, Lawshall, Suffolk, IP29 4PZ

MARK · EWIN
BURY ST EDMUNDS

Shepherds Drive, Lawshall, Suffolk, IP29 4PZ

Located in the village of Lawshall is this three-bedroom, detached bungalow with delightful gardens and off-road parking.

The accommodation comprises an entrance hall, open plan sitting/dining room, modern kitchen leading to a rear lobby with access to the WC and utility room. From the entrance hall, there is access to a study and further lobby with built-in cupboards and leads to three bedrooms, all benefit from built-in wardrobes and the principal has an ensuite shower room. The family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the garage. To the rear, the garden is mainly laid to lawn with a paved patio, pergola, garden shed and greenhouse. The property also benefits from solar panels and an EV charger.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, 02, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling South along with A134 towards Sudbury, take the turning for Lawshall, continue along this road passing through Lawshall village along Harrow Green, Harrow Green becomes Lawshall Row and Shepherds Drive will be located on the right hand side.

Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and Public House. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hallway 18' 0" x 4' 9" (5.49m x 1.45m)

Sitting/Dining Room 21' 0" x 21' 1" (6.41m reducing to 3.60m x 6.42m reducing to 2.24m)

Kitchen 8' 9" x 11' 1" (2.67m x 3.37m)

Lobby 2' 11" x 4' 10" (0.90m x 1.47m)

WC 4' 6" x 4' 10" (1.38m x 1.48m)

Utility room 8' 7" x 6' 5" (2.61m x 1.96m)

Study 14' 3" x 6' 8" (4.35m x 2.03m)

Bedroom 13' 2" x 9' 11" (4.01m reducing to 3.36m x 3.02m)

Ensuite 8' 11" x 3' 10" (2.71m x 1.18m)

Bedroom 8' 8" x 14' 2" (2.63m x 4.31m reducing to 3.58m)

Bedroom 14' 1" x 9' 5" (4.30m reducing to 3.69m x 2.86m)

Bathroom 7' 5" x 6' 8" (2.26m x 2.03m)

Garage 10' 4" x 8' 7" (3.15m x 2.61m)

Front & Rear Gardens

Driveway

Additional Information:

Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers over £425,000
Freehold



GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

