

Bury Road, Lawshall, Bury St. Edmunds, Suffolk, IP29 4PJ

MARK EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP29 4PJ

An attractive, detached property located in the village of Lawshall and offering a cellar, off-road parking and a garage.

The accommodation on the ground floor includes an entrance hall, cloakroom, sitting room and kitchen/dining room with access to the garden. On the first floor, four bedrooms can be found along with a bathroom featuring both a bath and shower and a separate WC completes the accommodation. The property also benefits from a tanked and painted cellar.

Outside, parking is offered via a driveway and leads to the single garage. The rear garden is mainly laid to lawn with planted beds and an access gate to the parking.

Agents note: There is a planning application on the plot opposite this property.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom) Services: Mains Electric, Water & Drainage. Heating via an air source heat pump.

(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, upon reaching Harrow Green bear right into Bury Road where the property can be found 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:

Entrance Hall 14' 6" x 7' 1" (4.42m x 2.16m)

Sitting Room 18' 7" x 14' 4" (5.67m x 4.36m)

Kitchen/Dining Room 18' 8" x 15' 7" (5.70m x 4.76m
reducing to 3.86m)

Cloakroom 6' 3" x 3' 10" (1.90m x 1.16m)

Landing 10' 6" x 5' 7" (3.21m x 1.69m)

Bedroom 12' 7" x 9' 6" (3.83m x 2.90m)

Bedroom 9' 3" x 8' 9" (2.81m x 2.67m)

Bedroom 14' 2" x 8' 8" (4.33m x 2.64m)

Bedroom 12' 6" x 9' 11" (3.81m x 3.03m)

WC 7' 4" x 2' 9" (2.24m x 0.85m)

Bathroom 7' 7" x 5' 3" (2.32m x 1.61m)

Cellar

Rear Garden

Driveway & Garage

Additional Information:

Council Tax Band: E

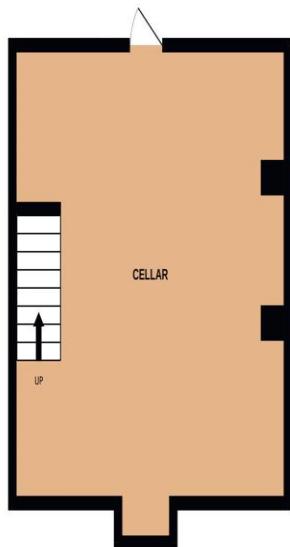
EPC Rating: D

Tenure: Freehold

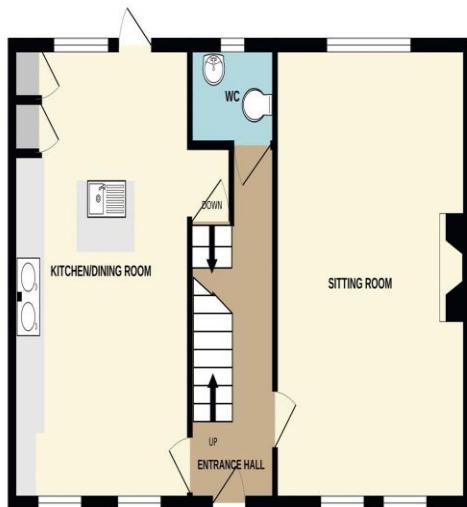
Offers Over £475,000
Freehold



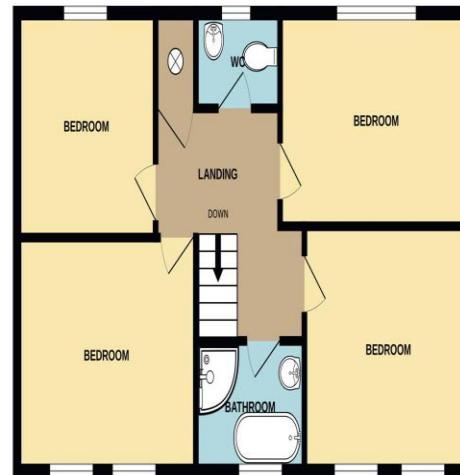
CELLAR



GROUND FLOOR



1ST FLOOR



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.

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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.

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