



Windsor Close

Lawshall | Bury St. Edmunds | IP29 4QL

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# Windsor Close

This detached family home occupies a delightful setting, situated on the edge of the sought after village of Lawshall, located south of the historic market town of Bury St Edmunds. Designed with a great deal of care and thought, this four bedroom home offers spacious well arranged accommodation over two floors.

Bury St Edmunds, with a thousand years of history to explore, offers a wealth of award-winning restaurants, cafes and casual dining. The historic cathedral of St Edmundsbury, once one of the most important monasteries in medieval Europe, is set in the elegant surroundings of the Abbey Gardens and is a centrepiece for the town. There are many local shops, annual festivals and stunning parks. Bury St Edmunds is truly "a jewel in the crown of Suffolk". South of Lawshall the villages of Long Melford, Lavenham and Sudbury also provide valuable facilities.





# Step Inside

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Porch entrance into internal hallway with stairs to first floor and storage cupboard under stairs. There is a downstairs cloakroom with low level WC, hand wash basin, and radiator. Frosted windows to side and front. The living room has plenty of light from the bay window, log burner for those frosty nights and an area tucked away which could be utilised as an office space. The kitchen is fitted with a good selection of wall and base units with preparation surfaces over, space for electric oven, space for under counter fridge. A large conservatory has been added providing additional reception space and lovely view of the rear garden.

To the first floor are four bedrooms, Principal with ensuite shower room with low level WC, hand wash basin and corner shower cubicle. This bedroom has fitted wardrobes. There are three further guest bedrooms, all large enough for a double bed. The family bathroom with a vanity unit providing a good level of storage. In here there is a roll top bath with spray attachment, separate shower cubicle, low level WC and hand wash basin.





# Step Outside

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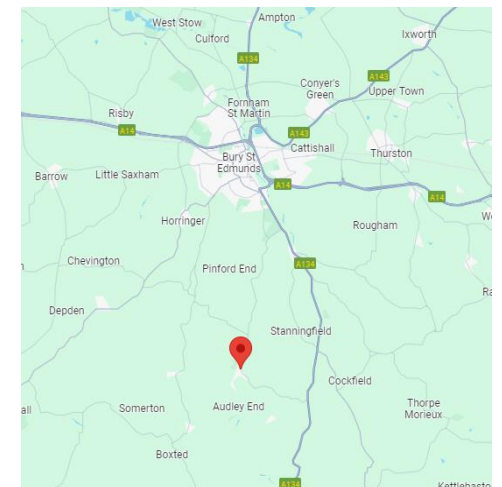
The property is approached over a sizeable block paved driveway with access leading to the double garage with up and over doors. To the right of the property is a gate which gives direct access into the rear garden. To the left, a large shingled area where the oil tank is located. The rear garden is predominantly laid to lawn. Flower beds surround with selection of flowers, plants and shrubs adorn this splendid outdoor space. The garden benefits from splendid views of fields with a small stream intersecting. Perfect for entertaining or simply relaxing in the sunshine.



## Location

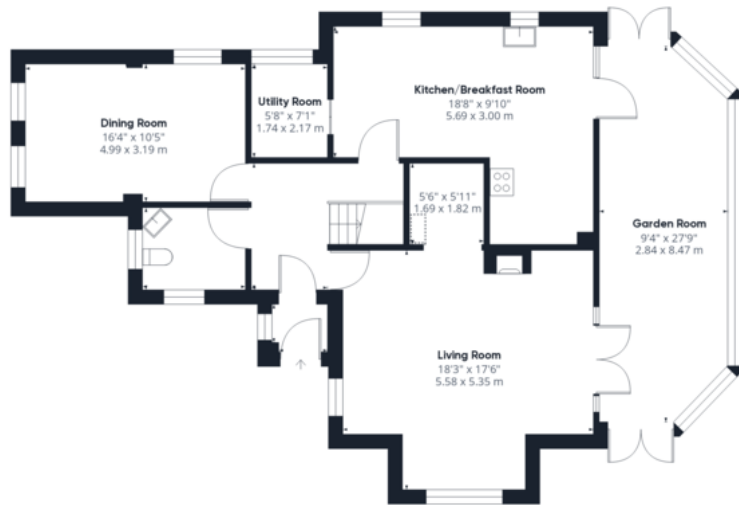
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The property enjoys a delightful location in the village of Lawshall, which is an attractive and most sought-after village being around 7 miles south of Bury St Edmunds, which offers excellent facilities with both road and rail network links into London.



# Services

- Oil Fired Central Heating
- Mains Electric
- Mains Water
- Drainage To The Public Sewer
- Freehold
- Council Tax Band - F
- EPC Rating - D



Approximate total area<sup>(1)</sup>

1935.23 ft<sup>2</sup>  
179.79 m<sup>2</sup>

Reduced headroom

2.39 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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