



**Drakes Moat,
Lawshall, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

DRAKES MOAT, HARTEST LANE, LAWSHALL, SUFFOLK. IP29 4PS

Lawshall is a highly regarded village with a strong sense of community which is epitomised by the well-used community centre that is host to many events over the year. There is a well-supported village pub, established primary school and 3 churches. The village lies about 6 miles south of the Cathedral town of Bury St. Edmunds and about 9 miles north of the market town of Sudbury, both provide a comprehensive range of amenities, schooling for all ages and the latter a commuter rail link to London's Liverpool Street station

This exceptional detached single storey eco home has been constructed within a moated site on the outskirts of this highly regarded Suffolk village. The property has the benefit of photovoltaic panels, air source heat pump under floor heating, extensive insulation and cedar clad elevations under a tiled roof. The open plan internal layout includes a reception room that has a 16ft high vaulted ceiling and a wall of glass that provides views over the garden and fields beyond. **Ready for occupation.**

An exceptional eco-home within a moated site on the outskirts of this popular Suffolk village.

ENTRANCE HALL: 15'7" (4.74m). A spacious inviting area, useful storage cupboard and doors to:-

KITCHEN/DINING/SITTING ROOM: 23'6" x 23'6" maximum L' shape (7.18m x 7.18m). An exceptional room with distinct areas that include a 16ft high vaulted ceiling in the main reception area and further complemented by a 15ft wide wall of glass with bi-folding doors that open on to the garden. The kitchen area is designed with light in mind and includes an extensive range of modern shaker style units and Quartz worktops incorporating a breakfast bar. High quality appliances include fridge/freezer, dishwasher, microwave, electric double oven and induction hob with extractor over.

UTILITY ROOM: A useful area finished with a worktop, storage cupboard, space for tumble dryer and plumbing for washing machine, etc.

CLOAKROOM: Fitted WC and wash hand basin.

Inner Hall

BEDROOM 1: 13' x 12'3" (3.96m x 3.73m). Cleverly designed to be at the rear of the property with double doors opening on to terracing and the garden beyond. Built-in wardrobe. Door to:-

ENSUITE: A spacious area finished with a large double shower cubicle, WC and wash hand basin. Storage cupboard.

BEDROOM 2: 12'7" x 10'10" (3.83m x 3.3m). A spacious room with a feature L' shape window in the corner.

BEDROOM 3/STUDY: 10'7" x 7'8" (3.22m x 2.33m). A light versatile space with a built-in wardrobe and offering potential to be a study, snug, play room, etc.

BATHROOM: Bath with shower over and side screen, WC and wash hand basin.

Outside

A sweeping gravel drive leads to a brick paviour parking area and further guest parking to the front. In keeping with the ecological feel the landscaping is sympathetic to the environment with natural hedging, bat/bird boxes, habitat piles and mixed grass seeding complemented by the established trees and hedging already in place. The rear garden is one of the property's most attractive features, generous in size and finished with a large terrace leading onto grass with paddock views beyond.

Agents Note

10-year Construction Warranty.

There are Tree Preservation Orders in place, details available upon request.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

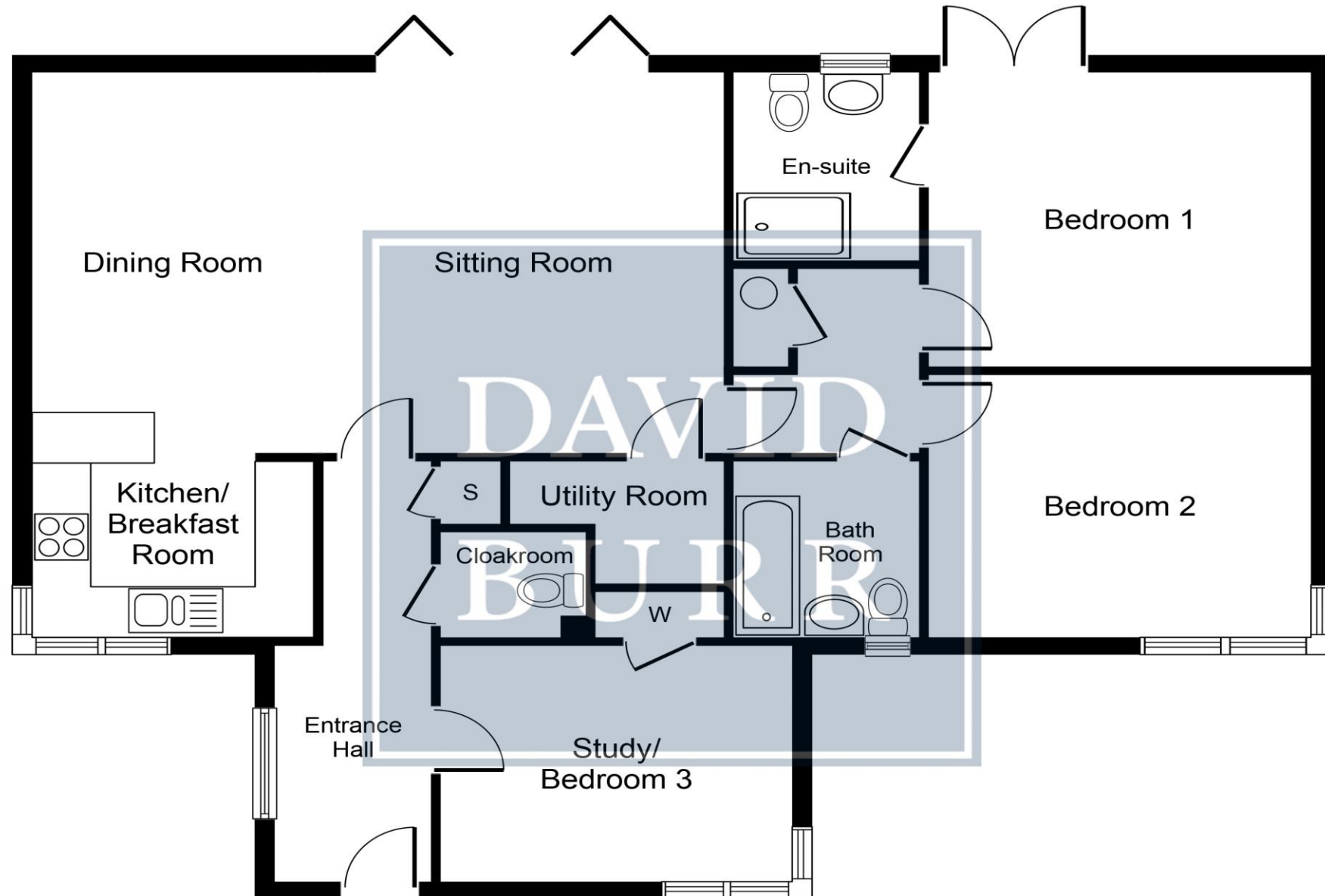
LOCAL AUTHORITY: Babergh District Council: 0300 123400. Council Tax Band: To be advised.

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EPC RATING: To be advised.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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