



Jackson & Co



Bury Road

Lawshall, Bury St. Edmunds, IP29 4SE

Offers In Excess Of £549,000

Jackson & Co Bury St Edmunds are delighted to offer this substantial property, set on approximately 1/3-acre with beautiful field and paddock aspect, boasting a quiet setting whilst only being a short drive from the bustling market town of Bury St Edmunds.

Seeking a spacious property with versatile living accommodation? Or simply looking for something with enough space for the whole family? Look no further!



Property Features

- NO CHAIN!
- Field & paddock views
- Oil fired heating
- Substantial kitchen / dining room with utility
- Versatile living accommodation
- Easy access for Bury St Edmunds & Sudbury
- Four double bedrooms
- ANNEX POTENTIAL!
- Parking for 5+ cars
- Wrap around garden / corner plot aspect

FULL DESCRIPTION

This property comprises an inviting entrance hallway featuring a double-glazed door leading to the rear garden, a radiator and telephone point. The kitchen/dining room is a highlight, offering a fully fitted kitchen with matching base and eye-level units, complemented by a ceramic one and a half bowl sink and drainer unit inset into rolltop work surfaces with splashback tiling. The kitchen also includes an eye-level integrated electric oven, electric hob, stainless steel cooker hood, and plumbing for a washing machine or dishwasher. With windows to the front and rear aspects, it is wonderfully bright, and also incorporates two radiators, a walk-in airing cupboard housing the water tank and controls for the solar water heating system, and convenient telephone and TV points.

Furthermore, this property surprises with a utility room that provides a selection of base and eye-level units, windows to the front and side aspects, a door to the side entrance, plumbing for a washing machine or dishwasher, space for a dryer, and a sink and drainer unit set into rolltop work surfaces. It also houses the oil-fired central heating boiler and a radiator.

For added convenience, there is a cloakroom that includes a low-level WC, vanity wash hand basin, radiator, and a window to the rear aspect, offering access to a loft space.

The spacious lounge features double glazed French doors leading to the conservatory, a window to the side aspect, an open fireplace with a brick-built surround, wall lights, two radiators, a TV point, and a textured and covered ceiling. The conservatory, constructed from UPVC and with a brick-built base, offers an abundance of natural light through its double-glazed windows to the rear and side aspects. It also features a solid wood floor, an electric panel heater, doors leading to the rear garden, and an additional door for easy access from the side.

Moving to the sleeping quarters, the master bedroom impresses with a window to the rear aspect, a TV point, a telephone point, and a radiator. It also benefits from an en suite shower room that has been newly fitted. The second bedroom features a window to the rear aspect and a radiator, while the third bedroom includes a window to the front aspect and a radiator. Additionally, a fourth bedroom/home office is equipped with a door and windows to the front, rear, and side aspects, a TV point, two radiators, and an electric panel heater. The property is complete with a family bathroom, newly fitted with a white suite.

Outside, the front of the property offers a mainly laid concrete patio, a raised flower bed, lawns, borders, and a driveway providing ample off-road parking and access to the detached double garage, measuring 22ft 3" x 21ft 6". The garage features two sets of double doors, power, light, and useful storage space in the eaves. The rear garden is mainly laid to lawn, embellished with a variety of mature trees and shrubs, and boasts a patio area for outdoor enjoyment. Gated access to the front adds to the convenience of this remarkable property.

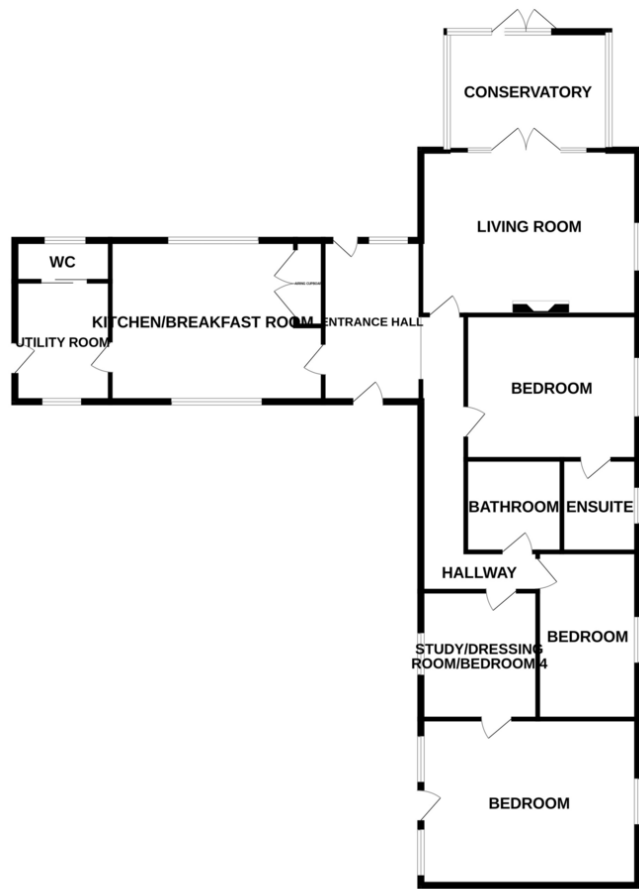
MEASUREMENTS:

Kitchen / Dining Room - 21' Maximum narrowing to 17' 5" x 14' 8" (6.40m Maximum narrowing to 5.31m x 4.47m)
Utility Room 11' 6" x 9' (3.51m x 2.74m)
Lounge 20' 1" x 16' 3" (6.12m x 4.95m)
Conservatory 14' 4" x 10' 8" (4.37m x 3.25m)
Bedroom One 16' 4" x 14' 8" (4.98m x 4.47m)
Bedroom Two 17' x 10' (5.18m x 3.05m)
Bedroom Three 13' 7" x 9' (4.14m x 2.74m)
Bedroom Four / home office 19' 11" x 17' 6" (6.07m x 5.33m)





GROUND 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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