

oakheart



£400,000

Price Guide

Plot 2, Oak Fields, Lawshall, Bury St

Edmunds

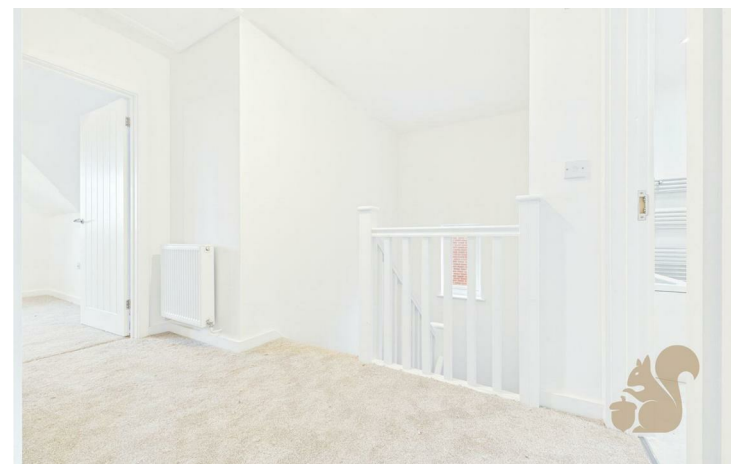
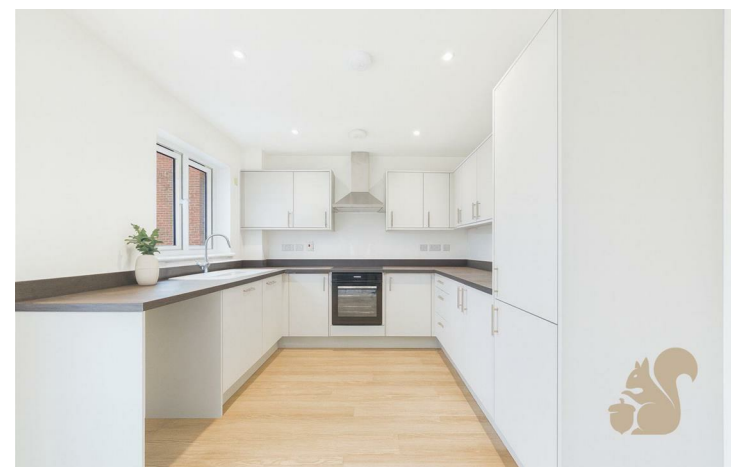
Oakheart Land & New Homes are delighted to present Plot 2 at Oakfields. The final remaining two-bedroom detached home set within this exclusive development of just five beautifully crafted properties. Thoughtfully designed for modern living and exceptional energy efficiency, this standout home is fully complete and ready to move into!

Plot 2 offers a bright, contemporary layout featuring an impressive open-plan kitchen/living/dining area with French doors leading to a generous south-facing garden. The principal bedroom boasts its own

private en-suite. While a second double bedroom and a stylish family bathroom complete the well-balanced first floor. Practical additions include a downstairs WC, excellent storage throughout and private driveway parking.

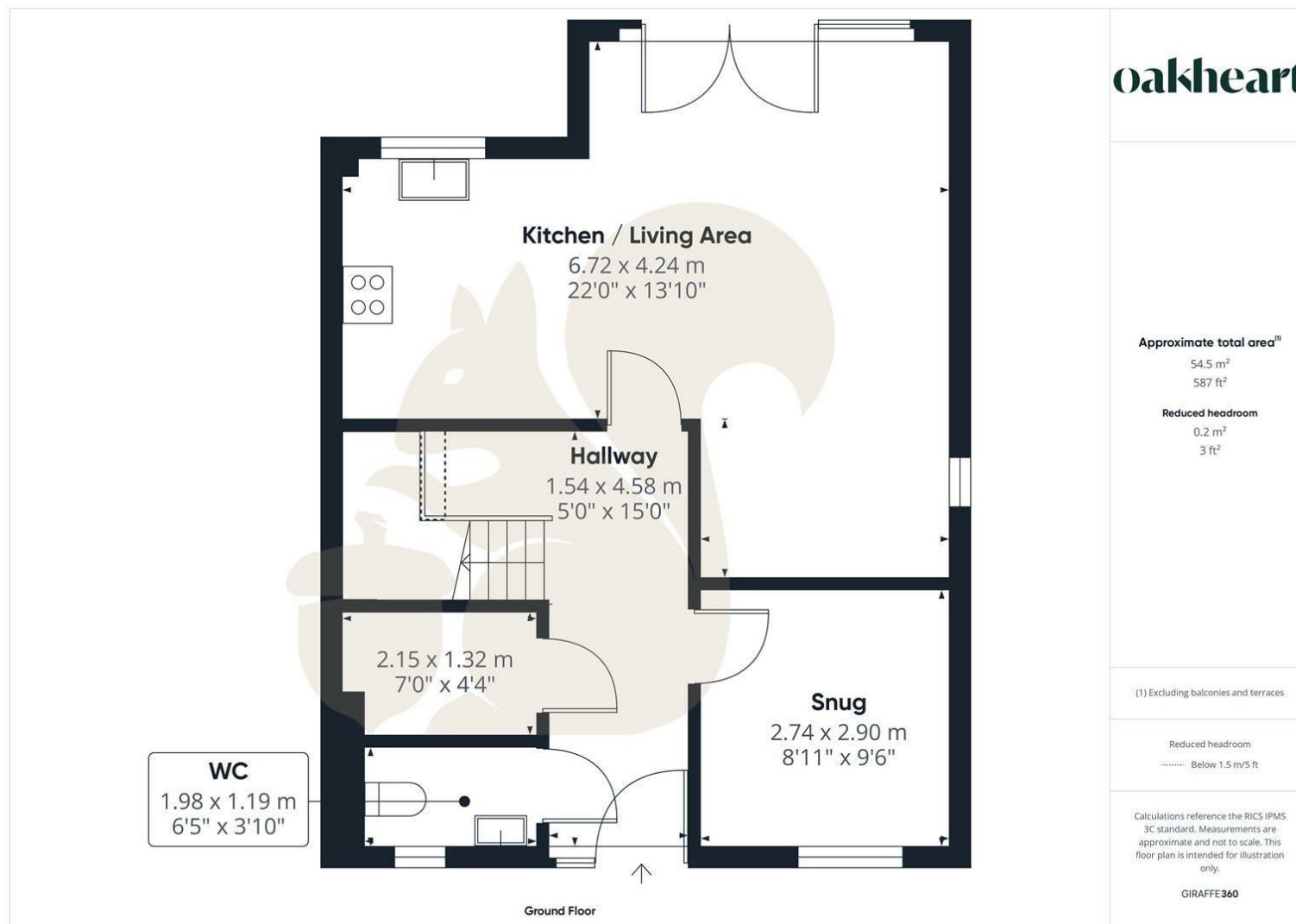
Oakfields is an intimate collection of two and three bedroom detached homes, each finished to a high standard and designed to offer comfort, style and sustainability. With only five homes in total, the development provides a rare sense of space, exclusivity and community.

Set within the charming and well-connected village of Lawshall, Oakfields offers an appealing blend of rural tranquillity and everyday convenience. The village benefits from a well-regarded primary school, a popular local pub, a village hall, playing fields and an array of scenic countryside walks. The bustling market towns of Bury St Edmunds and Sudbury are both easily accessible, offering extensive shopping, dining, leisure facilities and transport links.









Local Authority:
Babergh District Council

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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