



**Lawsons Yard, Short Brackland**

**Sheridans**







# Lawsons Yard, Short Brackland IP33 1EL

Offers Over £500,000

Hidden town centre gem with three bedrooms, private walled garden, cartlodge and parking.

Understood to have been built in 2009 of traditional brick construction with part weather-boarded elevations beneath a tiled roof, this outstanding three bedroomed town house provides a surprising level of particularly well-proportioned accommodation possessing a homely atmosphere, whilst displaying many attractive features throughout and enjoying a fabulous private setting within a stone's throw of the town centre.

Benefitting from gas fired radiator central heating and double glazing, the accommodation is offered with no onward chain and currently in brief comprises of a large reception hall with stairs off to first floor with useful under-stairs cupboard and door to a cloakroom with WC and sink. The dual aspect sitting room is a charming reception with fireplace and windows to front and rear, fitted window shutter blinds. The well-equipped kitchen breakfast room is also dual aspect and is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by built-in appliances and French windows opening to the walled rear gardens and the separate dual aspect dining room, creates a further spacious and versatile reception room.

On the first floor is a landing and airing cupboard with double doors, three generous double bedrooms, all of which benefit from fitted wardrobe cupboards, are served by a bathroom, completing the accommodation.

## Outside

The house is approached along a block paved driveway providing off road parking and access to the adjoining cartlodge garaging. The walled gardens are an outstanding feature being stocked with an abundance of flowering and climbing plants including Clematis and a variety of climbing Roses, whilst providing the occupants with total privacy.

## Location

The house enjoys a hidden town centre location within a stone's throw of all facilities including; uniquely independent shops, well-known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is within a short stroll to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Hidden town location
- Cartlodge garage and parking
- Attractive features
- Well-proportioned rooms
- Ideal down size
- No onward chain
- Two receptions
- Well-equipped kitchen breakfast room
- Three generous bedrooms, bathroom and cloakroom
- Private walled gardens

## Directions

When proceeding from the direction of the town centre along Well Street, turn left into Short Brackland where the entrance to Lawsons Yard will be found on the right-hand side.

## Services

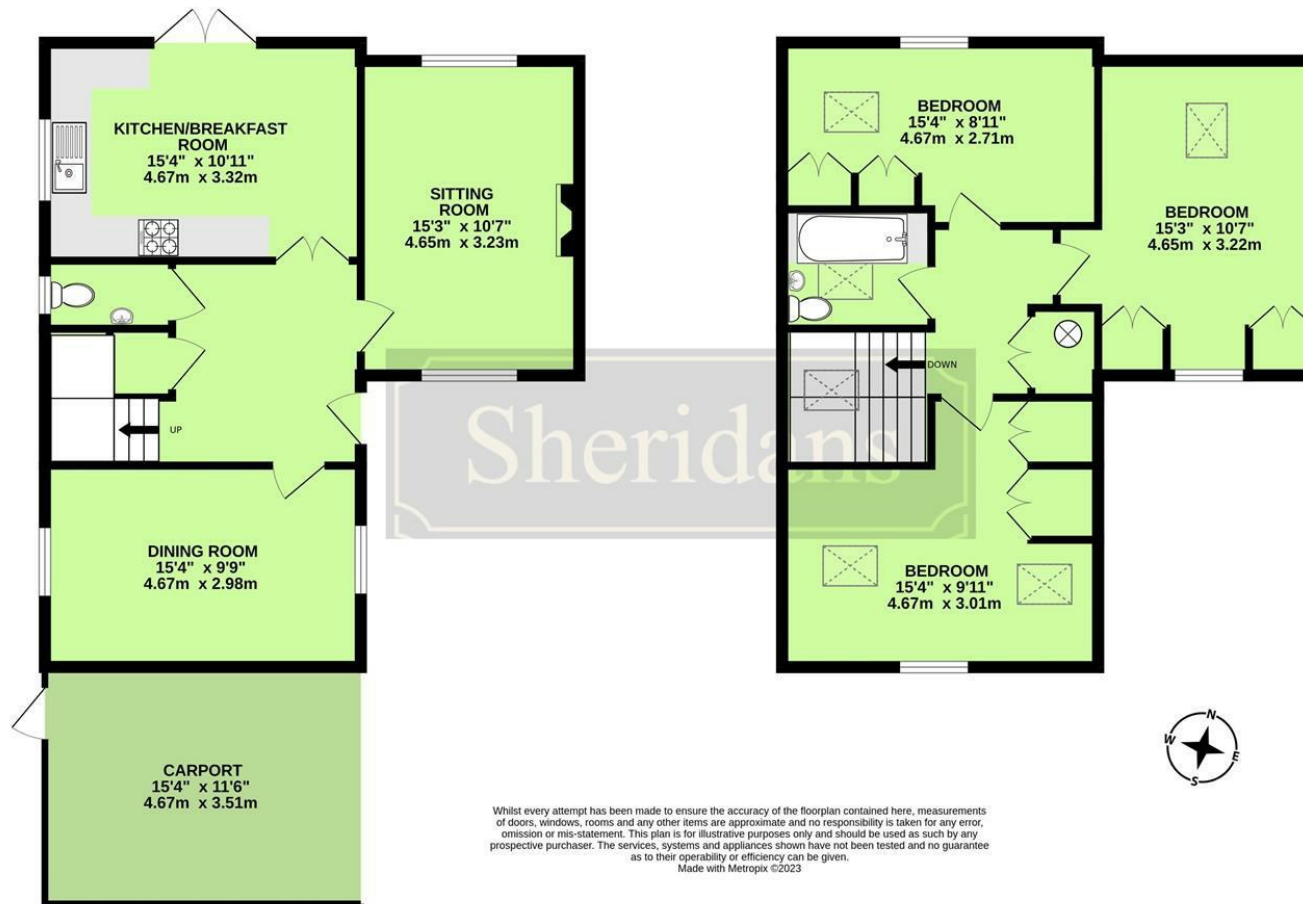
All mains services are connected. Council Tax Band D. EPC Rating: C

No onward chain. Freehold.



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.  
 Made with Metropix ©2023

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
 19 Langton Place,  
 Bury St Edmunds, IP33 1NE  
 Tel: 01284 700 018

**Knightsbridge London Office**  
 45 Pont Street,  
 London, SW1X 0BD  
 Tel: 020 7629 9966

Registered in England No. 04461290  
 VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



**Sheridans**