



Donkey Lane, Lawshall

Sheridans



Donkey Lane, Lawshall IP29 4QU

Guide Price £685,000

A beautifully presented detached family home providing spacious accommodation enjoying a quiet lane setting within the picturesque village of Lawshall.

Built approximately 25 years ago, this impressive detached house is particularly well presented with desirable features such as spacious rooms, exposed feature brickwork, fireplaces with wood burning stoves, oak flooring, galleried landing, ledge and brace internal doors.

Benefitting from oil fired central heating and double glazing, the accommodation currently in brief comprises; entrance door opening to Entrance Hall: with stairs off to first floor and door to Cloakroom: with tiled walls and floor, wc and wash basin. Door from entrance hall to Sitting Room: a lovely, spacious reception room with large red brick fireplace with wood burning stove and windows to front and side. Opening leading to Dining Room: fireplace with wood burning stove, Oak flooring, window to side, door to entrance hall and double doors opening to Study/Snug: a versatile reception which could be incorporated into the kitchen breakfast room if desired with oak floor and window to rear. Door from dining room to Kitchen Breakfast Room: extending to more than 25ft in length and fitted with a traditional range of reclaimed pine units providing plenty of drawer and cupboard space beneath wooden preparation surfaces with butcher's block, whilst complemented by built in appliance including oven and hob. Butler style sink, Terracotta floor tiles, windows to rear and French doors opening to rear gardens. Door to Utility Room: with fitted worktop, oil fired boiler and French doors to Garage.

On the first floor, stairs from entrance hall to Galleried Landing: with window to front and door to Master Bedroom: a spacious bedroom with walk in wardrobe cupboard, shower enclosure and window to front. The three remaining bedrooms benefit from eaves/wardrobe

cupboards and a generous Family Bathroom with free standing bath and separate shower room completes the immaculately presented accommodation.

Outside

The house is approached along a gravel driveway providing ample vehicle parking, turning space and access to the adjoining double garaging. The front and side gardens are mostly laid to lawn and to the rear is a charming enclosed garden with areas of lawn and a stone terraces providing a good degree of privacy and creating ideal areas for outdoor entertaining and al-fresco dining, whilst making the most of the westerly aspect.

Location

The property enjoys a delightful location down a quiet lane on the edge of the village. Lawshall is an attractive and most sought-after village being 5 miles south of Bury St Edmunds which offers nearby excellent facilities and road and rail network links into London. Heading south the villages of Long Melford, Lavenham and onto Sudbury also provide valuable facilities.

The village has an excellent primary school, Ofsted rated 'outstanding', church, public house, village hall/community centre and nursing home. There are plentiful meandering public footpaths and community operated 'Golden Wood' and the Greenlight Trust-focusing on bringing people and nature together.

Directions

When travelling from Bury St Edmunds along the A134 towards Sudbury, take the first turning signposted Lawshall on the right. Follow the road into the village and after the turning to Shimpling on the left, take the next right into Donkey Lane, where the property will be a found on the left hand side.

Services

- Reception hall, cloakroom
- Sitting room with fireplace and wood burning stove
- Dining room with wood burning stove
- Study/snug
- Kitchen/breakfast room
- Utility
- Galleried landing, master bedroom with shower
- Three further bedrooms, family bathroom, shower room
- Driveway, double garaging
- Westerly facing gardens, quiet lane setting

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: West Suffolk Band: F

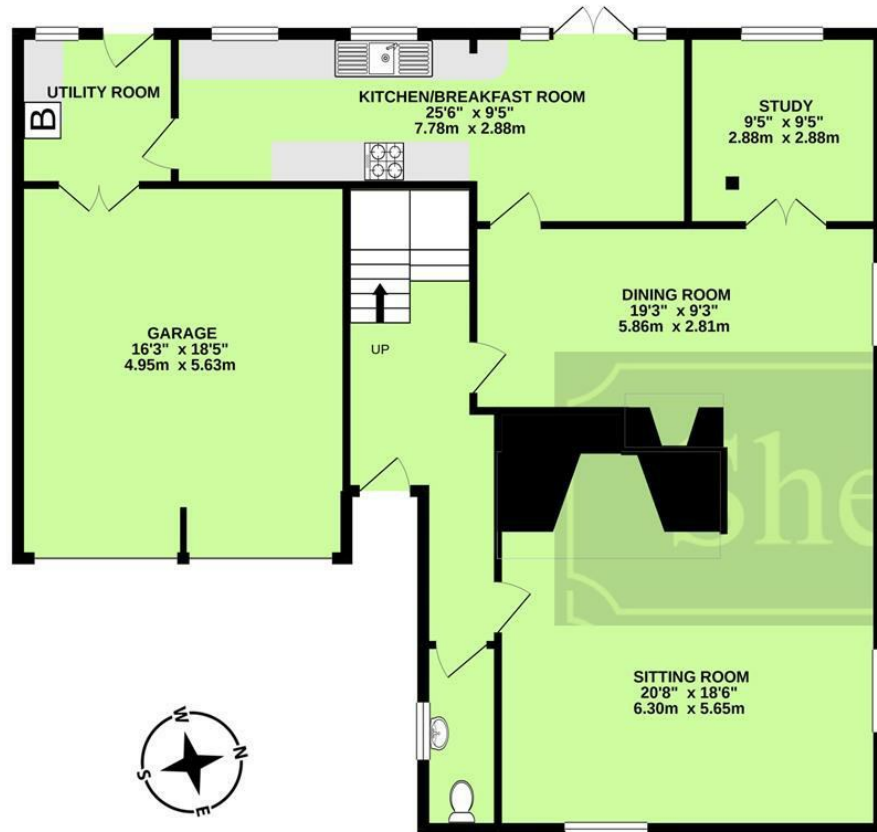
Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2207sq.ft. (205.0 sq.m.) approx.

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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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.

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