



Roseleigh,  
Lawshall, Suffolk

DAVID  
BURR



# Roseleigh, Donkey Lane, Lawshall, Bury St Edmunds, Suffolk, IP29 4QU

Lawshall is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

A charming two/three bedroom detached cottage situated in a peaceful, rural location in a highly regarded Suffolk village with convenient transport links to both Bury St Edmunds and Sudbury. The property contains accommodation which is arranged over two levels and includes a sitting room, dining room, kitchen, utility and ground floor bedroom. Upstairs there are two double bedrooms and a third dressing room/study. Outside there is plenty of parking and a generous garden.

## A two/three bedroom detached house in a rural position with generous gardens, garage and private off-street parking.

**ENTRANCE PORCH:** With front door leading too:

**LOBBY:** With staircase rising to first floor and further door leading to:

**SITTING ROOM:** With a lovely outlook over the front garden and open countryside beyond and a fireplace with woodburning stove and oak mantle surround. Door leading to:

**REAR HALL:** With a useful storage cupboard off, door leading to the gardens and further opening leading to the:

**KITCHEN:** Containing a matching range of base and wall level units with worksurfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Free standing cooker and an opening leading to the:

**UTILITY ROOM:** With space and plumbing for washing machine, space for tumbler dryer and space for a free standing fridge/freezer.

**BATHROOM:** Containing a bath with mixer tap and shower attachment over, WC and pedestal wash hand basin.

**DINING ROOM:** A further versatile reception room with exposed wood flooring and a wood burning stove with a tiled surround and an outlook over the front garden and countryside beyond.

### First floor

**LANDING:** Leading into:

**MASTER BEDROOM:** A double bedroom with an outlook to the front.

**BEDROOM TWO:** A further double bedroom.

**BEDROOM THREE/STUDY:** Currently utilised as a dressing room with fitted wardrobes and an outlook to the front.

### Outside

To the side of the property is a private driveway which provides plenty of off-street parking for a number of vehicles. The driveway in turn leads onto a **SINGLE GARAGE** which provides further useful storage. A gate leads into the rear garden which is particularly generous and measures 0.6 acres (sts). An expanse of lawn is bordered by fencing and mature laurel hedging and there is an area of hard standing covered by a timber framed pergola and a useful timber storage shed.

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**SERVICES:** Main water and electricity connected. Private drainage via a septic tank. Oil fired heating by radiator. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

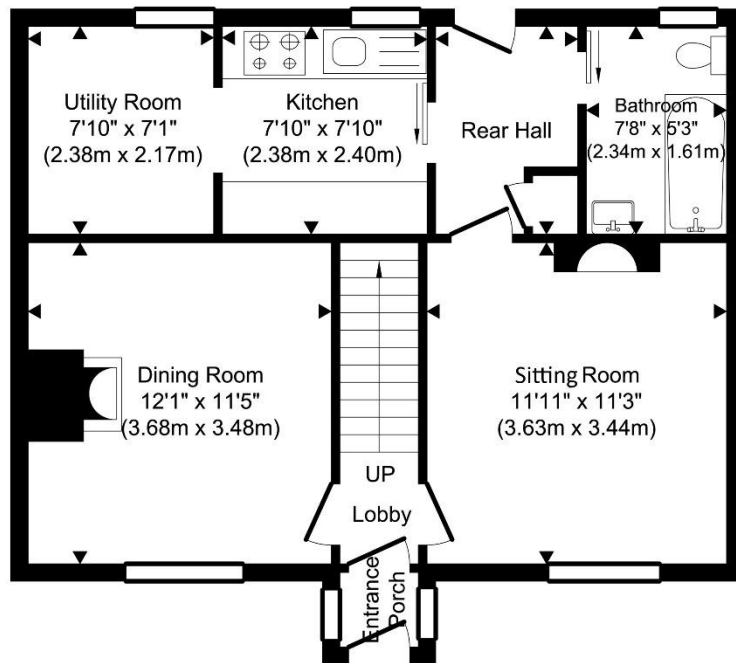
**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** D

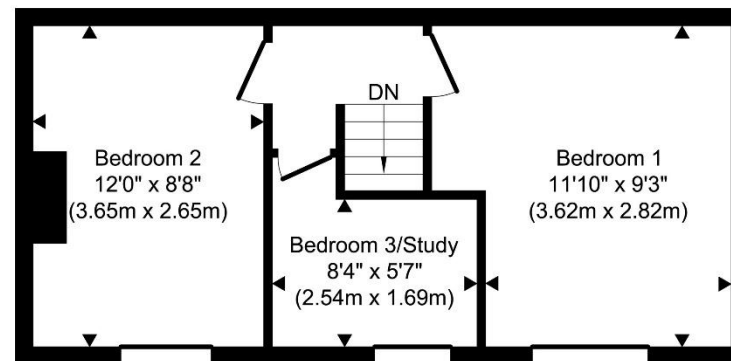
**WHAT3WORDS:** ///lightbulb.redeemed.field

**CONSTRUCTION TYPE:** Brick construction

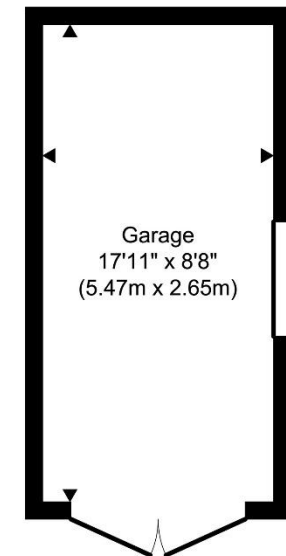
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



Ground Floor  
Approximate Floor Area  
540.99 sq. ft.  
( 50.26 sq. m)



First Floor  
Approximate Floor Area  
317.64 sq. ft.  
(29.51 sq. m)



Outbuilding  
Approximate Floor Area  
155.96 sq. ft.  
(14.49 sq. m)

**TOTAL APPROX. FLOOR AREA 1014.60 SQ.FT. (94.26 SQ.M.)**

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