



DAVID
BURR

Plot 2, 4 Oakfields,
Lawshall, Suffolk

Plot 2, 4 Oakfields, Lawshall, Bury St Edmunds, Suffolk, IP29 4QB

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.

Welcome to Oakfield, Lawshall, a prestigious development of five two to three bedroom detached properties, each enjoying large southerly facing rear gardens with en-suites to master bedrooms, open plan living and running off air source heat pump with EV charging points. The properties are now complete and ready to move into, subject to the clients making flooring choices where available.

ENTRANCE HALL: An inviting space with staircase off leading to first floor and doors leading to:

KITCHEN/DINING/FAMILY ROOM: The kitchen is fitted with a wide range of contemporary units with a thick wood effect worktop and matching return and space for a large dining table. Integrated appliances include a ceramic sink with drainer unit to side and mixer tap above, dishwasher, fridge/freezer, oven with ceramic hob and extractor above. Beyond here you will find a sitting room area with patio doors leading to a rear terrace, enjoying fantastic views over the rear garden. A large cupboard houses the hot water cylinder and manifold, providing useful storage and door leading to:

SNUG/STUDY: Accessed off the kitchen/dining/family room, this is a particularly useful room with large window overlooking the front garden.

UTILITY ROOM: The utility is fitted with a wide range of matching units to the kitchen with a wood effect worktop, matching return, ceramic sink with drainer unit to side and mixer tap above, heated towel rail with a particularly useful side access door leading to rear garden.

CLOAKROOM: A two piece suite consisting of a close coupled WC, wash hand basin with mixer tap above and heated towel rail.

First Floor

LANDING: A Velux window to the front fills the galleried landing with natural light with doors leading to:

BEDROOM 1: A generous master bedroom with views across the rear garden and countryside beyond. Door leading to:

EN-SUITE SHOWER ROOM: A three piece suite consisting of a double width low threshold walk-in shower with overhead shower and handheld shower and attractive tiled surround. Wash hand basin with mixer tap above, close coupled WC and heated towel rail.

BEDROOM 2: A light and spacious double bedroom with window overlooking the rear garden.

BEDROOM 3: A third double bedroom with window overlooking the front garden.

BATHROOM: Free standing bath with mixer tap, handheld shower and attractive tiled surround, WC and wash hand basin with mixer tap above.

Outside

A shingled driveway to the side of the property provides ample off-road parking with EV Charging point and footpath leading to the front door and shingled footpath leading to the rear garden. To the immediate rear of the

Plot 2, 4 Oakfields, Lawshall, Bury St Edmunds, Suffolk, IP29 4QB

property, is a large terrace seating area being off great space for entertaining and to enjoy the afternoon sun, with the rest of the garden being predominately laid to lawn.

AGENTS NOTES:

- 10 year Build zone guarantee
- Company own the drive, you will own a share
- Nature walk is council owned
- Five way shared drainage

SERVICES: Main water and shared drainage. Main electricity connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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).

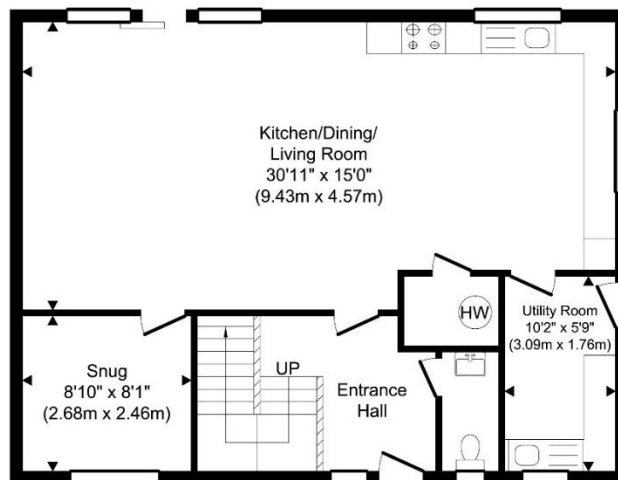
COUNCIL TAX BAND:

TENURE: Freehold

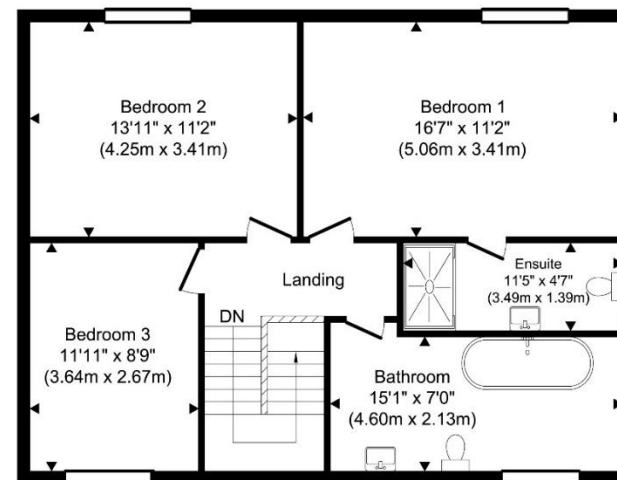
WHAT3WORDS:

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
723.65 sq. ft.
(67.23 sq. m)



First Floor
Approximate Floor Area
723.65 sq. ft.
(67.23 sq. m)

TOTAL APPROX. FLOOR AREA 1447.31 SQ.FT. (134.46 SQ.M.)

Produced by www.chevronphotography.co.uk © 2025

