



DAVID
BURR

**Plot 3, 3 Oakfields,
Lawshall, Suffolk**

Plot 3, 3 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 space for shoes and coats, with a useful walk-in airing cupboard and doors leading to:

KITCHEN/DINING/FAMILY ROOM: This is a particularly sociable space with a contemporary fitted kitchen with thick wood effect worktop above and return, with a matching central island providing further storage and breakfast bar seating area. Integrated appliances include a ceramic sink with mixer tap above, oven with ceramic hob and extractor above, dishwasher and fridge/freezer.

SNUG/STUDY: Accessed off the entrance hall, this is a particularly light room with a large window overlooking the front garden.

UTILITY ROOM: This room is fitted with matching units and worktop to the kitchen, with ceramic sink with drainer unit to side and mixer tap above, and space for white goods.

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: This room is filled with natural light from a large Velux window with useful walk-in wardrobe and door leading to:

BEDROOM 1: A generous master bedroom with a large window overlooking the rear garden and countryside beyond.

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

BEDROOM 2: A large double bedroom with views to the rear.

BEDROOM 3: A generous third bedroom with a large window overlooking the front garden.

FAMILY BATHROOM: A three piece suite consisting of a large panelled bath with overhead shower and handheld shower, with attractive tiled surround, close coupled WC, wash hand basin and heated towel.

Outside

To the front of the property is a large shingled driveway which provides ample off-road parking with EV charging point and footpath leading to the front door. To the immediate rear of the property, is a terrace seating area accessed via the patio doors from the kitchen/dining/family room; this is a great space for entertaining, with the rest of the garden being predominately laid to lawn.

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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).

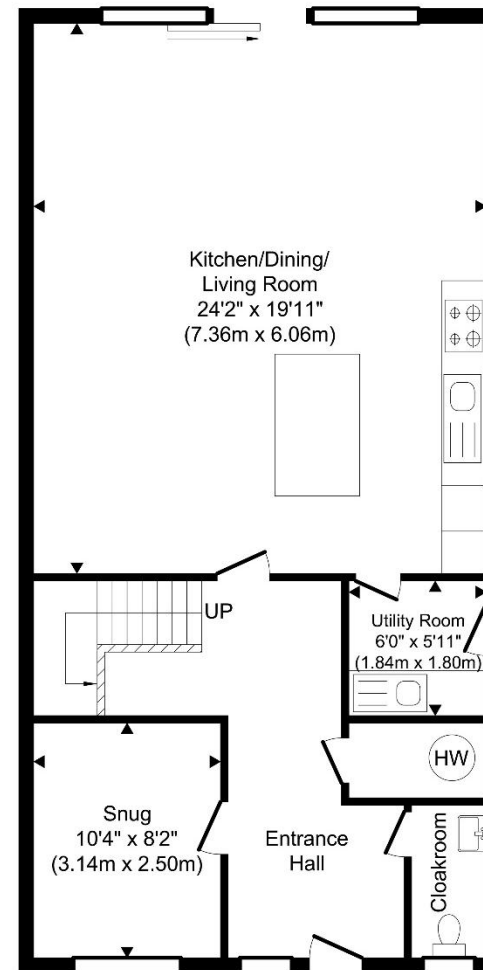
COUNCIL TAX BAND:

TENURE: Freehold

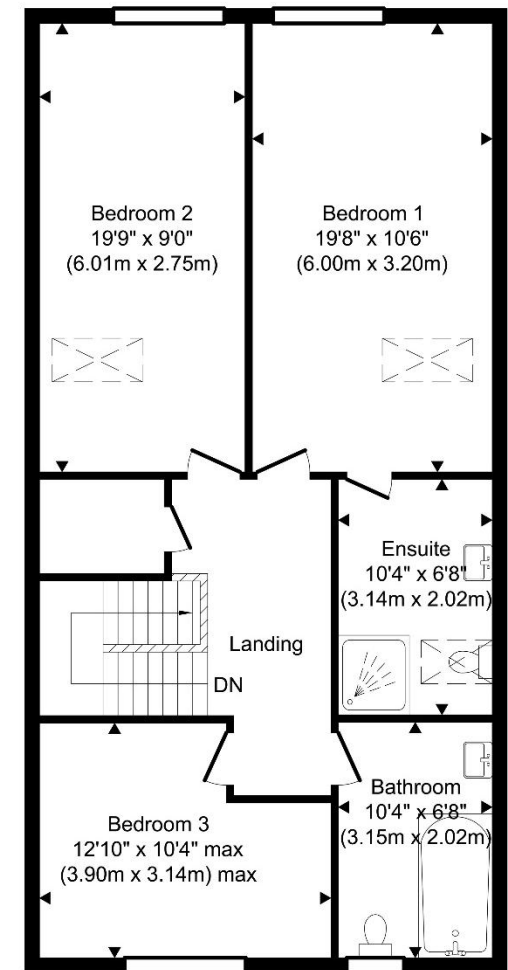
WHAT3WORDS:

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
815.36 sq. ft.
(75.75 sq. m)



First Floor
Approximate Floor Area
815.36 sq. ft.
(75.75 sq. m)

TOTAL APPROX. FLOOR AREA 1630.73 SQ.FT. (151.50 SQ.M.)

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