



DAVID
BURR

Plot 4, 2 Oakfields,
Lawshall, Suffolk

Plot 4, 2 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 finished with an LVT flooring with staircase leading to first floor, space for shoes and coats as well as a walk-in airing cupboard providing further storage and space for a washing machine. Door leading to:

KITCHEN/DINING/FAMILY ROOM: The kitchen is fitted with a wide range of contemporary matching units with a wood effect worktop above and matching return with pretty views across the rear garden. Integrated appliances include a fridge/freezer, ceramic sink with drainer unit to side and mixer tap above, dishwasher, oven with ceramic hob and extractor above. Beyond here you will find a large sitting/dining area with patio doors leading to a rear terrace.

SNUG/STUDY: A useful room accessed off the entrance hall with pretty views across the front 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: Double door walk-in wardrobe providing useful storage with doors leading to:

BEDROOM 1: A generous sized room with views across the rear garden and countryside beyond with doors leading to:

DRESSING ROOM: Space for wardrobes and dressing table.

EN-SUITE SHOWER ROOM: A three piece suite consisting of a close coupled WC, wash hand basin with mixer tap and a large low threshold shower with mounted and handheld shower, glass return and attractive tiled surround.

BEDROOM 2: A generous second bedroom with pretty views across the front garden.

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

Outside

To the front of the property you will find a shingled driveway providing ample off-road parking with EV charging point and footpath leading to the front door. To the immediate rear of the property is a private terraced seating area accessed via patio doors from the kitchen/dining/family room, 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

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- 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).

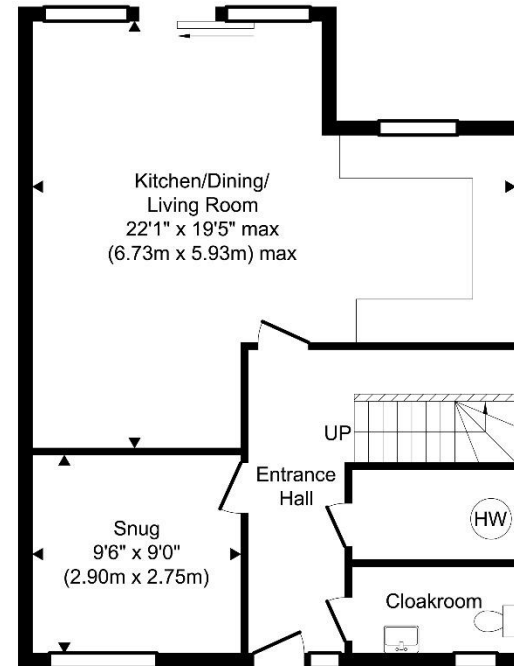
COUNCIL TAX BAND:

TENURE: Freehold

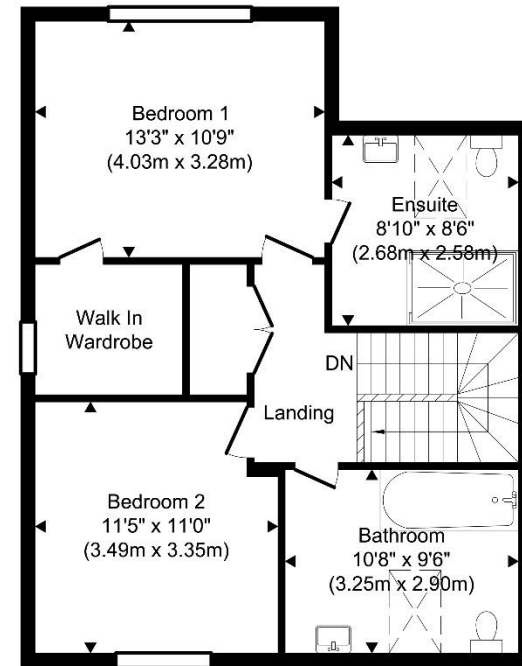
WHAT3WORDS:

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
589.96 sq. ft.
(54.81 sq. m)



First Floor
Approximate Floor Area
589.96 sq. ft.
(54.81 sq. m)

TOTAL APPROX. FLOOR AREA 1179.94 SQ.FT. (109.62 SQ.M.)
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