



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

21 The Glebe, Lawshall,
Bury St. Edmunds, IP29 4PN

Guide Price
£265,000

Spacious Extended Modern Terrace in Popular Village Setting

This deceptively spacious home is much larger than it first appears and offers well-planned accommodation ideally suited to young families.

Located in the popular village of Lawshall, the property enjoys a pleasant outlook over the recreation area to the rear. It benefits from oil-fired central heating with a new boiler installed in 2025 and uPVC sealed unit glazing.

There are private enclosed rear gardens and a single garage located close by. Internally, the property offers a generous sitting room, a utility/shower room, an open-plan kitchen/diner, and three good-sized bedrooms.

Lawshall is a well-served and welcoming village, around 6 miles south of the historic market town of Bury St Edmunds and approximately 9 miles north of Sudbury. The village offers a range of amenities including a primary school, pre-school, church, public house, community centre, and a recreation ground — perfect for family life.

- Substantially extended modern terrace
- Occupying an established village setting
- Porch, spacious sitting room
- Utility/shower room
- Open plan kitchen/dining room
- 3 Bedrooms, family bathroom
- Oil fired heating, uPVC glazing
- Single garage, enclosed gardens
- Early viewing advised



In more detail, the accommodation comprises:

On the ground floor:

A useful entrance porch opens into the inner hallway, leading to a spacious 21ft sitting room. This space was previously divided to include a dining area, but now forms one large and comfortable living space. Glazed doors lead through to the impressive kitchen/dining room, an ideal space for entertaining. The kitchen offers ample worktops, cupboard space, appliance recesses, and a breakfast bar. Patio doors open directly onto the rear garden, creating a light and sociable atmosphere.

The ground floor also features a generous utility/shower room, which was formerly the kitchen and now provides excellent additional storage and functionality.

On the first floor:

Upstairs, the landing gives access to all three bedrooms and the family bathroom.

Outside:

The front garden includes a block-paved pathway and a large flower bed stocked with a variety of flowering shrubs. The rear garden is fence-enclosed and private, with a patio, lawn, and greenhouse. A gate provides access to the single garage located close by.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - Babergh

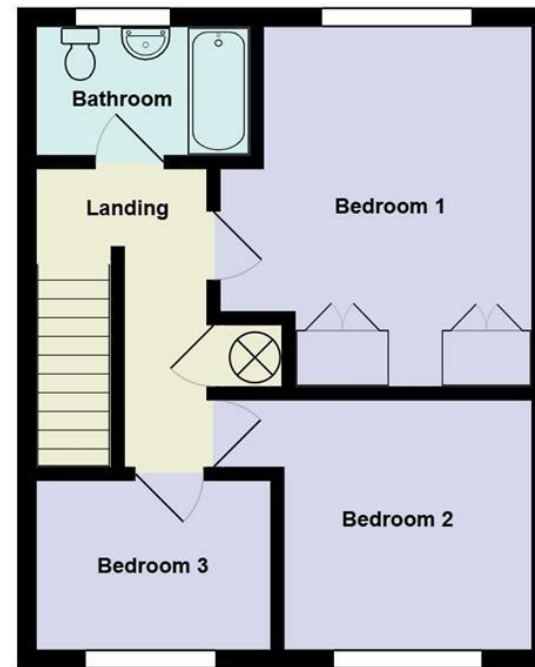
SERVICES - Mains water, electricity and drainage. Oil heating

BROADBAND -Ofcom states Superfast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///enveloped.activity.goods





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
 www.mortimerandgausden.co.uk
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526