



The Street, Lawshall, Bury St. Edmunds IP29 4QA



welcome to

The Street, Lawshall, Bury St. Edmunds

Guide Price £400,000 to £425,000 *NO ONWARD CHAIN* Set within this highly regarded village is this extended detached home that offers flexible and spacious accommodation including a ground floor bedroom with en-suite and two first floor bedrooms and is enacted with a large garden, garage and ample parking.



Entrance Porch

Entrance door, double glazed windows to two aspects door to:

Entrance Hall

Radiator, Stairs to first floor, under stair storage cupboard.

Study / Dining Room

Double glazed window to front aspect, Radiator.

Kitchen / Diner

Two double glazed windows to the rear aspect, door to side. Stainless steel sink and drainer set into roll edged work tops with a range of units, space for appliances, Radiator.

Lounge

Double glazed window to front aspect and double glazed French doors to the rear garden, Radiator and door to:

Ground Floor Bedroom

Double glazed window to rear and Radiator.

Ground Floor En-Suite

Double glazed window to front, Shower cubical, Wash hand basin, W.C, Heated towel rail.

Landing

Storage cupboard, doors to bedrooms and bathroom.

Bedroom

Double glazed window to front and side, Radiator.

Bedroom

Double glazed window to front and side, Radiator.

Bathroom

Double glazed window to rear, Panel bath, Wash hand basin, W.C, Radiator.

Frontage

The property offers a generous frontage with driveway leading to garage with up and over door and the remainder mainly laid to lawn.

Rear Garden

The large rear garden is mainly laid to lawn with mature shrubs, courtesy door to garage and gate to the front of the property.

Agent's Note

The large plot the property occupies could allow for further enlargement subject to the usual planning consents.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/SUD111077



welcome to

The Street, Lawshall, Bury St. Edmunds

- No onward chain
- Extended detached three bedroom home
- Flexible accommodation
- Highly regarded village location
- Large garden

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SUD111077](https://www.williamhbrown.co.uk/Property/SUD111077)



Property Ref:
SUD111077 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk