

DAVID BURR

Sideways,
Lawshall, Suffolk









Sideways, Bury Road, Lawshall, Bury St Edmunds, Suffolk, IP29 4PL

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.

This spacious three bedroom detached bungalow has been renovated by the current owners, creating light and spacious living, sitting centrally within a generous plot of landscaped grounds in one of Suffolks most favourable villages. **In all circa 0.33acres.**

The Property

You are initially greeted by a welcoming triple aspect entrance hall with French doors opening onto the front garden, with seating area leading onto the drawing room. The drawing room is an incredibly light and spacious room with two large windows to both front and back bringing in a huge amount of natural light, with your attention immediately drawn to the large inglenook fireplace with oak bressummer beam and inset log burner, with herringbone brick hearth. Beyond here is a contemporary shaker style kitchen/breakfast room that is incredibly well-served with double butler sink, space for a breakfast table finished with a quartz worktop and French doors leading onto a rear terrace. Accessed off the sitting room, is a further more formal dining room with views to the front, utility, cloakroom and study to the rear with possibilities of being utilised as a third bedroom.

The bedrooms are located to the southern wing of the property and both are of a generous double size with ample wardrobe storage, en-suite shower to the master with a further family bathroom.

Outside

To the front of the property is a long shingle driveway and five bar gate providing ample off-road parking as well as a turning space, with the front garden being predominately laid to lawn with established hedgerow and a number of fruit trees, rose bushes and climbers and central pond attracting a range of wildlife.

Sitting centrally within the plot, the wide expanse of lawn continues round the side of the property passing borders offering a range of seasonal colour, as well as vegetable beds and raised borders. This leads round to the rear of the property where you will find a large terraced seating area being of great space for entertaining accessed off the kitchen/breakfast room neighbouring a number of fruit trees. To the left hand side as you approach the property, is a further hardstanding with a sheltered carport with a single garage beyond that is set up as a large workshop.

SERVICES: Main water and drainage. Main electricity connected. Electric heating by radiators. **NOTE:** None of these services have been tested by the agent.

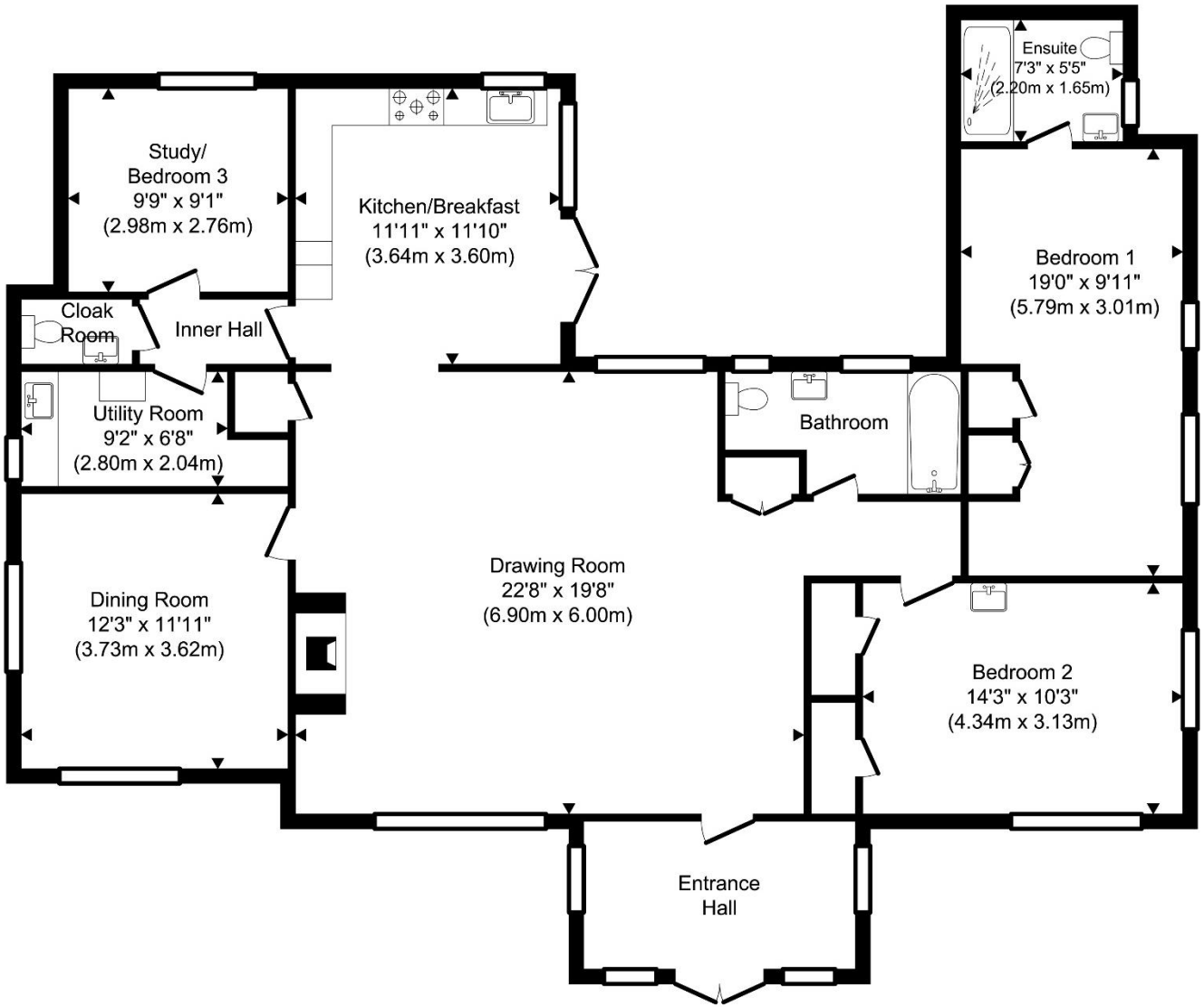
EPC RATING: Band F – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1498.76 SQ.FT. (139.24 SQ.M.)

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