



Churchill Close, Lawshall, Suffolk, IP29 4PQ

MARK · EWIN
BURY ST EDMUNDS

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Located in the village of Lawshall is this chain free, semi-detached house.

The accommodation on the ground floor comprises an entrance hall with a spacious storage cupboard, a sitting room, kitchen and a conservatory leading to the garden.

On the first floor, three bedrooms can be found, two of which benefit from built-in storage and the shower room completes the accommodation on offer.

Outside, to the front, parking is offered via a driveway and leads to the single garage. To the rear, there is a generously sized garden with a decking area, mature shrubs and trees.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating which currently is in need of repair.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling South along with A134 towards Sudbury, take the turning for Lawshall, continue along this road passing through Lawshall village, upon reaching Harrow Green turn left into Lambs Lane and then right into Bury Road. Turn right into Churchill Close where the property can be found.

Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and Public House. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Porch 5' 2" x 2' 10" (1.57m x 0.86m)

Hallway 4' 10" x 3' 0" (1.47m x 0.92m)

Cupboard (Former Cloakroom) 2' 8" x 5' 1" (0.81m x 1.54m)

Sitting Room 12' 11" x 16' 11" (3.93m x 5.15m reducing to 4.12m)

Kitchen 12' 8" x 16' 11" (3.86m reducing to 1.80m x 5.16m)

Conservatory 9' 10" x 9' 5" (3.00m x 2.88m)

Landing 9' 3" x 4' 4" (2.82m x 1.32m)

Bedroom 12' 2" x 12' 6" (3.72m reducing to 2.95m x 3.80m)

Bedroom 10' 10" x 9' 1" (3.31m x 2.77m)

Bedroom 9' 11" x 6' 11" (3.03m x 2.11m)

Shower Room 5' 11" x 5' 9" (1.80m x 1.75m)

Front & Rear Gardens

Driveway & Garage

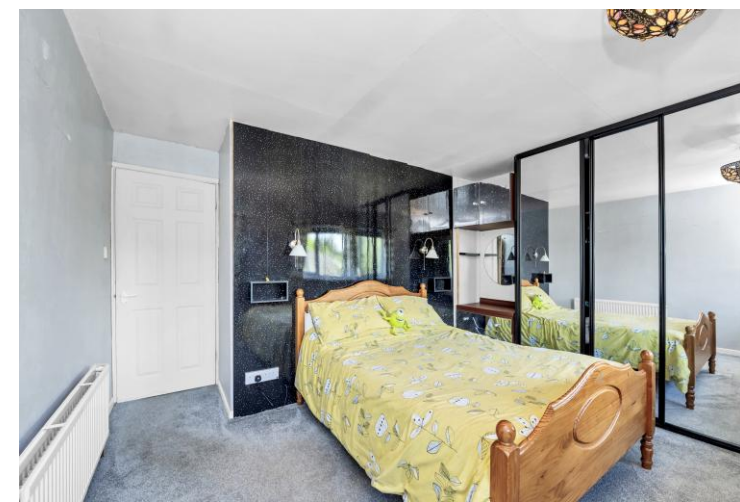
Additional Information:

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

**Offers Over £250,000
Freehold**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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