



**Copyright,  
Lawshall, Suffolk.**

**DAVID  
BURR**



Lawshall is a charming, rural village located just 6 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with commuter rail links to London's Liverpool Street. The local towns offer an extensive variety of facilities and amenities whilst within the village itself are an array of thriving societies as well as a charming thatched public house, a primary school, village shop and three churches.

This well-presented detached bungalow occupies a lovely established setting in a semi-rural location on the outskirts of this well-regarded Suffolk village. The property offers versatile accommodation that is further complemented by a large garage, extensive parking and generous gardens. **NO ONWARD CHAIN.**

## A well-presented detached bungalow with charming gardens, a detached garage and extensive off-road parking.

**ENTRANCE HALL:** A spacious, inviting area with access to loft storage space, large shelved linen/storage cupboard and door to:-

**SITTING ROOM:** A light room overlooking the front garden.

**DINING ROOM:** Well placed just off of the kitchen and utilised as a day room with large sliding glazed doors opening to the conservatory and with an oak wood floor running throughout. This in turn opens to:-

**KITCHEN:** Finished with a range of light oak fronted units incorporating leaded glass display cabinets, shelving, marble style worktops with inset single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for washing machine and dishwasher. Space for cooker with fitted extractor hood over. Integrated fridge. Door to:-

**CONSERVATORY:** A light addition enjoying views over the garden and with sliding glazed doors opening onto terracing.

**CLOAKROOM:** Fitted WC and wash hand basin.

**Inner Hall:** Useful double cloaks cupboard with fitted hanging rail. Light oak doors opening to:-

**BEDROOM 1:** Enjoying views over the rear garden, built-in double wardrobe with hanging rail and shelving.

**BEDROOM 2:** Overlooking the front garden with 2 sets of built-in double wardrobes.

**BEDROOM 3:** With potential to be an office, snug, playroom, etc.

**BATHROOM:** With a large fully tiled shower cubicle, separate bath with period style fittings and shower attachment, WC and wash hand basin.

### Outside

A drive to the front and side of the property provides extensive **OFF-ROAD PARKING** and in turn leads to:-

**DETACHED GARAGE:** with an electric door and natural light.

The rear garden is one of the property's most attractive features, generous in size and incorporating a large terrace immediately behind the house opening onto an expanse of lawn bordered by established colourful beds and trees. Useful **SUMMER HOUSE** and **GREEN HOUSE**. There is a raised feature pond, external water and lighting.

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**SERVICES:** Main water and electricity are connected. Main Drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council – 0300 123 4000. Council Tax Band: E.

**EPC RATING:** Awaiting report.

**PROPERTY POSTCODE:** IP29 4PJ

**TENURE:** Freehold.

**COMMUNICATION SERVICES: Broadband Speed:** Up to 39 Mbps (source Ofcom).

**Mobile Coverage:** O2 – good outdoor and in-home. (Source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///survive.recorders.meatballs.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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 whatever 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.



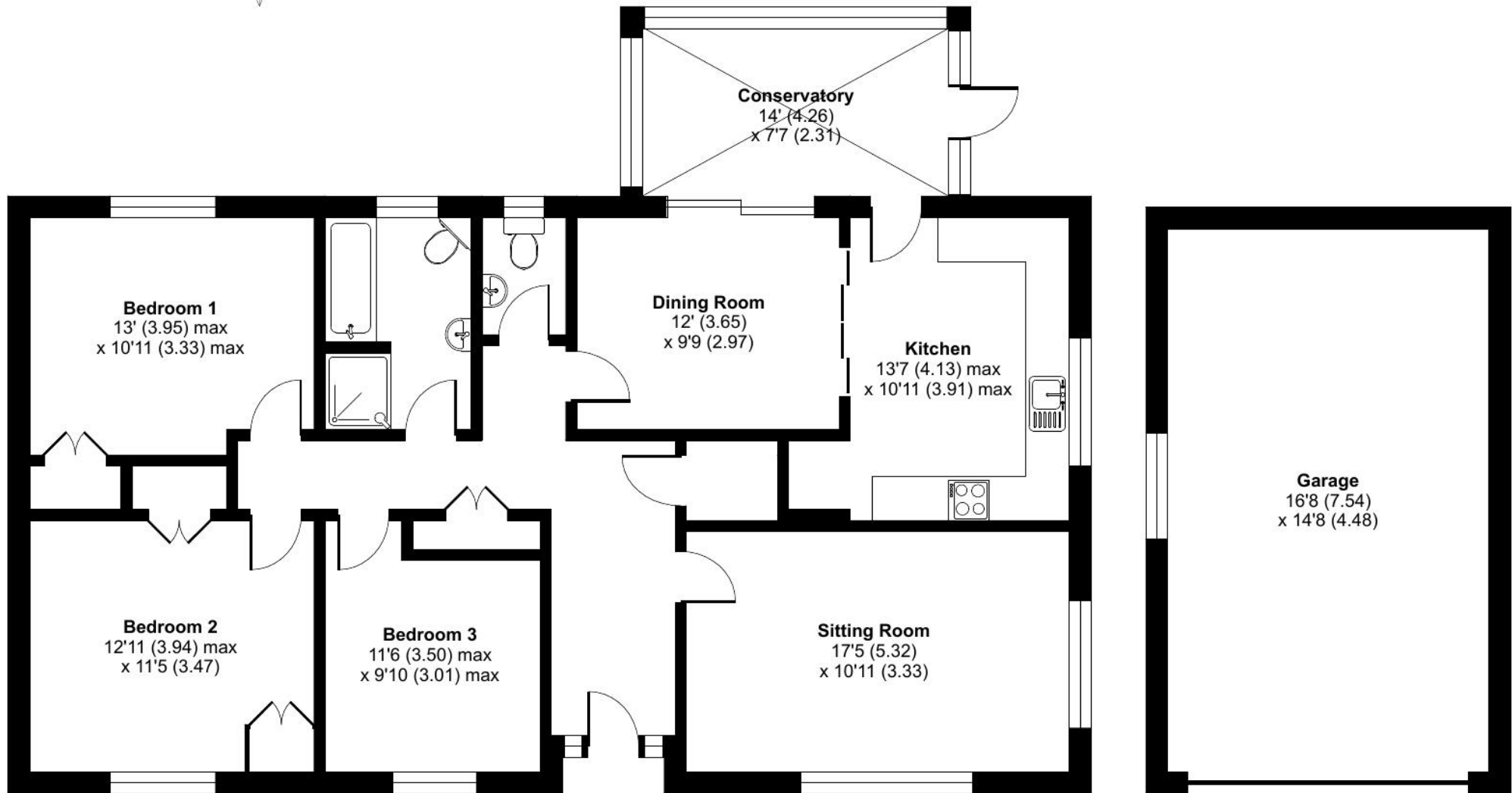
# Bury Road, Lawshall, Bury St. Edmunds, IP29

Approximate Area = 1313 sq ft / 121.9 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 1677 sq ft / 155.7 sq m

For identification only - Not to scale



**GROUND FLOOR**

