



DAVID
BURR
FOR SALE
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**Colston,
Lawshall, Bury St. Edmunds, Suffolk.**



Lawshall is an attractive and sought after village approximately 7 miles south of Bury St Edmunds. The parish has nine settlements comprising the three main settlements of The Street, Lambs Lane and Bury Road along with the six small hamlets of Audley End, Hanningfield Green, Harrow Green, Hart's Green, Hibb's Green and Lawshall Green. The village has an excellent primary school and nursery, All Saints church, Lawshall Evangelical Free Church, public house and village hall/community centre. There is a community operated 'Golden Wood' and Greenlight Trust- focusing on bringing people and nature together. The cathedral town of Bury St Edmunds and the market town of Sudbury (10 miles) both have an excellent range of schooling, shopping, recreational and cultural facilities.

An exceptionally well presented detached two storey chalet style property which has been sympathetically extended with a high-quality accommodation schedule in a well-regarded area in this sought after Suffolk village. In brief, the property enjoys a beautiful kitchen/breakfast room with an open plan sitting room leading from the kitchen/breakfast area and views of the formal rear gardens. The property offers up to six bedrooms if so required with a wealth of outside space including a cart lodge, studio, greenhouses and a terrace abutting the rear of the property.

A spacious and sympathetically extended village home in this well-regarded Suffolk village offering flexible accommodation arranged over two floors with beautiful gardens.

ENTRANCE HALL: With access to principal rooms on the ground floor with door to:-

KITCHEN/DINING/LIVING ROOM: 25'10" x 24' (7.87m x 7.3m). A simply stunning area finished with attractive oakwood flooring throughout and the **sitting/dining area** having a near 10ft wide wall of glass with inset bi-folding doors opening on to decking and the terracing beyond. This area is finished with a multi-fuel stove on a slate hearth. An opening links to the **kitchen/breakfast area** complete with an extensive range of attractive matching units and thick worktops incorporating a one and a half bowl composite sink unit with mixer tap over. Space and point for large gas range, space for full height fridge/freezer and plumbing for dishwasher. Further door opens to terracing and the garden beyond.

FAMILY BATHROOM: White suite comprising W.C., Heritage wash basin and claw footed slipper bath with mixer tap and hand-held shower. Door to:-

UTILITY ROOM: 12' x 5'9" (3.65m x 1.76m). Space for further white goods including washer/dryer. Sliding doors to side garden.

BEDROOM 1: 11'11" x 11'10" (3.64m x 3.61m). A substantial double bedroom with window to side aspect. Walk-in wardrobe and walk-in dressing area.

BEDROOM 3: 11'11" x 11'5" (3.63m x 3.49m). Another double bedroom with window to rear.

BEDROOM 4: 11'2" x 9'10" (3.41m x 3m). Double bedroom with window to front.

BEDROOM 6/STUDY: 9'1" x 6'7" (2.78m x 2m). With window to rear.

SHOWER ROOM: With shower, handwash basin and WC.

COLSTON, LAMBS LANE, LAWSHALL, BURY ST. EDMUNDS, SUFFOLK. IP29 4PE

First Floor

BEDROOM 2: 13'9" x 12'10" (4.18m x 3.91m). A delightful double bedroom with eaves storage and skylights.

BEDROOM 5: 12'10" x 9'8" (3.91m x 2.95m). Double bedroom with skylight window.

Outside

Colston boasts an enviable address on Lambs Lane and is accessed from the lane onto an expansive gravelled driveway providing ample **OFF-ROAD PARKING** for up to eight vehicles as a well as a **CART LODGE**.

To the rear are expansive formal lawns with a variety of sub divided areas for specimen trees, shrubs and hedging. Incorporated within the grounds is a substantial **STUDIO**: Suitable for a variety of uses with double doors, windows providing natural light and ample storage. There is a terrace abutting the rear of the property and 6ft fencing defining the boundaries.

In all about 0.3 acres.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 123 4000.
Council Tax Band: C.

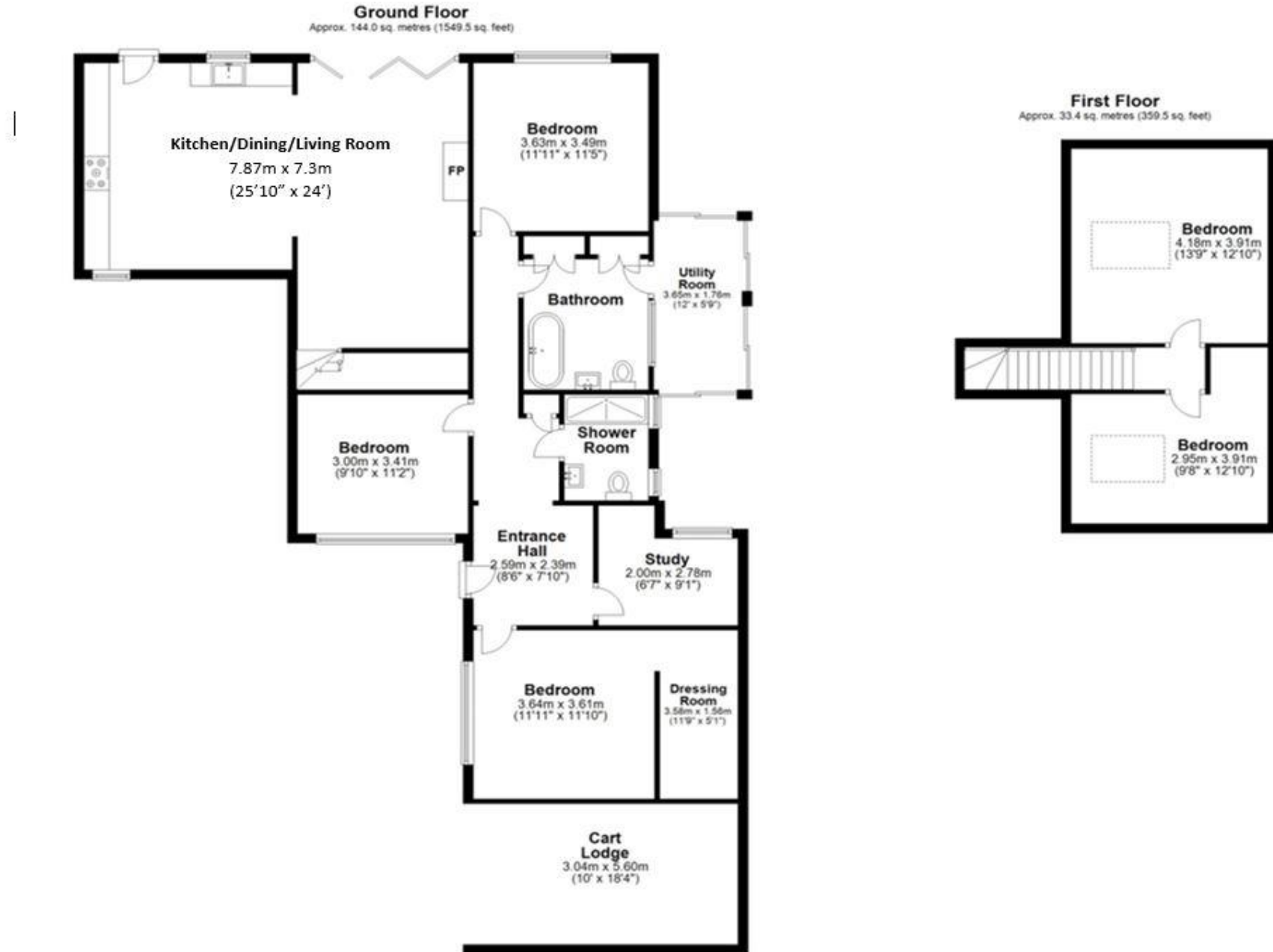
EPC RATING: D.

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



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