



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

welcome to

The Street, Lawshall, Bury St. Edmunds

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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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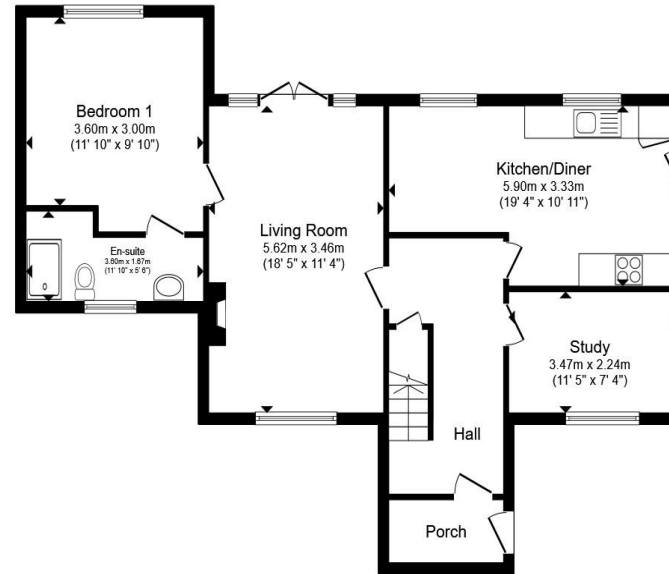
- No onward chain
- Extended detached three bedroom home
- Flexible accommodation
- Highly regarded village location
- Large garden

Tenure: Freehold EPC Rating: E

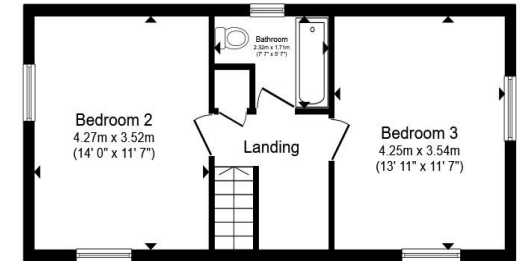
Council Tax Band: D

guide price

£400,000



Ground Floor



First Floor

Total floor area 121.1 m² (1,304 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111077 - 0007

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