



**The Swallows, Lambs Lane,  
Lawshall, Suffolk**

**DAVID  
BURR**



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.

A spacious five-bedroom detached house situated in a popular Suffolk village that could easily accommodate multigenerational use or working from home.

## **A five-bedroom spacious detached house with garden, double garage and off-road parking.**

**ENTRANCE HALL:** An inviting space with open staircase leading to first floor, large understairs storage cupboard offering space for shoes and coats with doors leading to:-

**SITTING ROOM: 24'0" > 8'0" x 21'2" > 11'10"** (7.32m > 2.44m x 6.45m > 3.61m) A particularly light room stretching from front to back with window overlooking the private front garden and private rear terrace with useful alcove for living room furniture and opening to:-

**DINING ROOM:** Accessed off the entrance hall or the sitting room, this is a more formal reception room with large window overlooking the rear garden.

**KITCHEN/BREAKFAST ROOM: 13'4" > 11'1" x 18'0" > 7'3"** (4.06m > 3.38m x 5.49m > 2.21m) A large L-shaped room fitted with a range of contemporary units finished with a granite stone worktop and matching return with underlighting, integrated hob with extractor above, dishwasher, fridge/freezer, washing machine, eye-level oven and microwave oven as well as matching larder style storage cupboards. Door leading to rear garden and further door leading to:-

**GAMES ROOM: 17'8" (max) x 15'2"** (5.38m x 4.62m) This room is currently set up as a games and hobbies room with bar seating area, bay window and obscure glass door to the front. This room could have a range of uses such as secondary accommodation with its own front door, neighbouring shower room and bedroom above or as a home office/studio.

**STUDY/BEDROOM 5: 9'4" x 9'0"** (2.84m x 2.74m) Accessed off the entrance hall, this is a wonderfully light room with views over the front garden.

**SHOWER ROOM:** Accessed off the games room, this is a three-piece suite consisting of a WC, wash hand basin with mixer tap and shower cubicle with attractive tiled surround.

**CLOAKROOM:** WC and wash hand basin with mixer tap and attractive tiled surround.

### **First Floor**

**LANDING:** Window overlooking the rear garden and recreational fields beyond with doors leading to:-

**MASTER BEDROOM: 11'10" x 11'4"** (3.61m x 3.45m) A double aspect room with views over both the side and front garden with built-in double wardrobe with floor-to-ceiling mirror and door leading to:-

**EN-SUITE SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, walk-in shower cubicle with overhead shower, linen cupboard and heated towel rail.

**BEDROOM 3: 11'10" (max) x 9'0" to mid-point in eaves** (3.61m x 2.74m) A generous double bedroom with views over the rear garden and recreational field beyond.

# THE SWALLOWS, LAMBS LANE, LAWSHALL, BURY ST EDMUNDS, SUFFOLK, IP29 4PE

**BEDROOM 4: 11'10" (max) x 9'2"** (3.61m x 2.79m) A generous double bedroom room with views over the rear garden.

**FAMILY BATHROOM:** A four-piece suite consisting of a his-and-hers built-in wash hand basin, stone surround and mixer taps with vanity unit, close coupled WC, large panel bath with overhead shower and heated towel rail.

**BEDROOM 2: 11'7" x 11'7" to mid-point in eaves** (3.53m x 3.53m) Situated above the games room, this room sits away from the other bedrooms and could be utilised as secondary accommodation with the neighbouring games room and shower room with the addition of a kitchenette (subject to any planning permissions). This room is a double aspect room with views over the rear garden, double built-in wardrobe and space for other furniture.

## Outside

Traditional wrought-iron gates and tarmac drive leads you to an area of **OFF-ROAD PARKING** and in turn access to a **DOUBLE GARAGE: 17'0" x 16'4"** (5.17m x 4.98m) with electric up-and-over door and service door with side gate leading to the front door.

The garden is split into two distinct areas with an initial front garden accessed off the entrance hall. It is predominantly laid to lawn with an established hedge boundary with a further rear terrace garden that is a great space for entertaining accessed off the kitchen with space for a range of potted plants.

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

**EPC RATING:** Band E – 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:** F.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes **Speed:** up to 80 mbps download, up to 20 mbps upload  
**Phone signal:** Yes – O2.

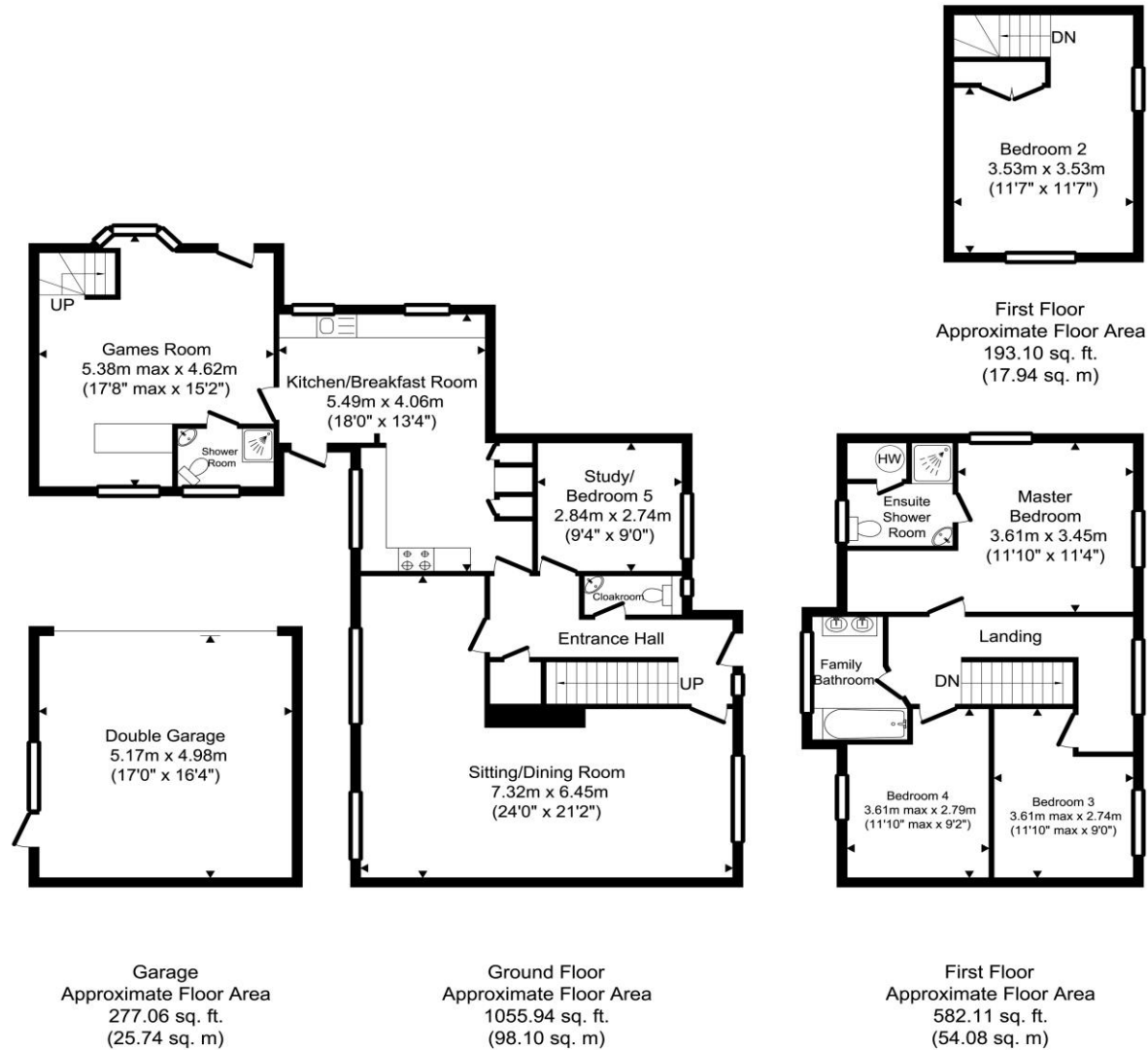
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**WHAT3WORDS:** ///staining.fooling.wiped

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 2108.21 SQ.FT. (195.86 SQ.M.)

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