



DAVID
BURR
FOR SALE
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Paloma, Bury Road,
Lawshall, Suffolk



PALOMA, BURY ROAD, LAWSHALL, SUFFOLK, IP29 4PL

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.

This beautifully presented two-bedroom detached bungalow occupies an elevated position within grounds of circa 0.2 acres abutting the most wonderful countryside views to the rear. The property has been updated in recent years with a newly fitted kitchen, shower room and utility room with further scope to extending (subject to planning). This property is being offered with **NO ONWARD CHAIN**.

A two-bedroom detached bungalow with off-road parking and far-reaching countryside views.

ENTRANCE HALL: 15'0" x 6'11" (4.57m x 2.11m) An inviting space with two large double doored cupboards providing space for shoes and coats with doors leading to:-

SITTING ROOM: 15'11" x 12'0" > 10'3" (4.85m x 3.66m > 3.12m) A light double aspect room with pretty views over the front garden, useful alcove for living room furniture with a pretty red brick fireplace with stone hearth and solid wooden mantel.

KITCHEN/DINING ROOM: 19'6" x 17'10" (L-shaped) (5.94m x 5.44m) A wonderfully sociable room with stunning views over the rear garden and rolling countryside beyond. The kitchen has been recently fitted with a range of modern units with a thick wood effect worktop, attractive tile splashback, integrated one-and-a-half composite sink with mixer tap and drainer unit and fridge/freezer. This room is divided into two distinct areas with a marble effect ceramic tile floor to the kitchen with a large space for a dining table with further reading area beyond. Double doored airing cupboard and French glass doors leading to:-

GARDEN ROOM: 10'2" x 9'5" (3.10m x 2.87m) A particularly relaxing room with panoramic views over the garden with rolling countryside beyond. This room is of a solid brick plinth construction with central heating allowing for use all year round.

UTILITY ROOM: Fitted with matching units to the kitchen with space for a washing machine, tumble dryer and further fridge/freezer with side access door and views over the rear garden.

BEDROOM 1: 15'8" x 11'0" (4.78m x 3.35m) A particularly spacious room with large window overlooking the front garden and a bank of seven fitted wardrobes with hanging rails and shelving providing ample wardrobe space.

BEDROOM 2: 12'6" x 9'9" (3.81m x 2.97m) A generous second bedroom with views over the rear garden and fields beyond. With double fitted wardrobe and dressing table.

BATHROOM: A more recently fitted suite comprising of a large walk-in shower cubicle with low threshold, power shower, attractive tile surround, WC and wash hand basin with vanity unit storage, mosaic tile splashback and heated towel rail.

Outside

The front garden is predominantly laid to lawn with a block paved drive providing **OFF-ROAD PARKING** and in turn access to the **GARAGE: 21'8" x 9'6"** (6.60m x 2.90m) with seasonal borders full of colour, shrubs, hedging and rose bushes.

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One of the property's most attractive features is the rear garden that is predominantly laid to lawn with well-stocked colourful borders with a low lying hedge to the rear boundary making full use of the elevated position and far-reaching countryside views beyond. To the back of the garden is a terrace seating area with pond, fruit tree, **SUMMERHOUSE** and useful **STORAGE SHED**.

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

EPC RATING: Band D – 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).

AGENTS NOTE: In 1992 minor movement was detected to a small part of the property. Following removal of some vegetation to the outside further investigation in 1993 found this resolved the problem and no further works were needed. The sellers have experienced no issues since.

COUNCIL TAX BAND: D

TENURE: Freehold

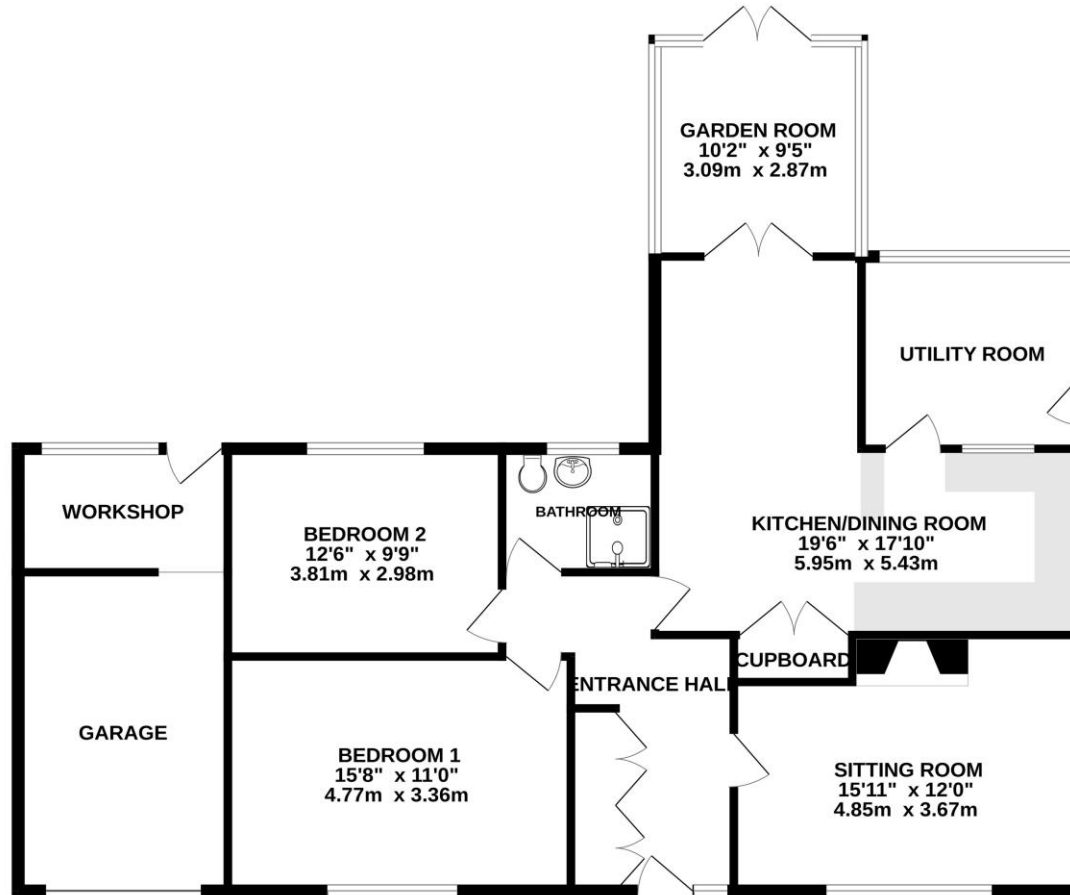
WHAT3WORDS: ///airfields.minus.waltz

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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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GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.
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