



**3 Audley End Cottages,  
Lawshall, Bury, St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 3 AUDLEY END COTTAGES, LAWSHALL, SUFFOLK. IP29 4PY

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 and three churches.

A beautifully presented character cottage seamlessly blending period features with modern creature comforts with the added benefit of off-road parking and glorious countryside views in this highly sought after Suffolk village.

## A delightfully presented character cottage seamlessly blending character with modern creature comforts in this highly sought after Suffolk village.

**SITTING ROOM:** With feature log burning stove, part-exposed red brick fireplace, window to front aspect and Suffolk latch door to:-

**Inner Hall:** With staircase rising to first floor and door to:-

**KITCHEN/BREAKFAST/DINING ROOM:** Forging a beautiful single storey extension to the rear of the property, initially comprising a kitchen area with a range of matching wall and base units with a stainless-steel sink inset, vegetable drainer and mixer tap over. Oven and hob with extractor over. Spaces for white goods including a washer and dryer as well as a freestanding American style fridge/freezer. Extending to the dining area with floor to ceiling bi-folding doors opening on to the terrace abutting the rear of the property providing views of the countryside beyond.

**SHOWER ROOM:** Well appointed white suite comprising WC, hand wash basin and double width shower with glass sliding door.

### First Floor

**LANDING:** Latch door to:-

**BEDROOM 1:** A substantial double bedroom with window to front aspect.

**BEDROOM 2:** Double bedroom with window to rear aspect and fantastic views of the surrounding countryside.

### Outside

The property benefits from a **DRIVEWAY** before extending to a small area of private front garden. Personnel gate leading up to the front door. To the rear the gardens are a sheer delight, predominantly laid to lawn with a terrace immediately abutting the rear of the property and stepping stones leading to the cedar clad:-

**GARDEN STUDIO:** Ideal for homeworking, equipped with power, light and a wired internet connection.

The boundary to the rear of the cottage has been deliberately maintained to a low level so to ensure the maximum enjoyment of the surrounding countryside.

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

**LOCAL AUTHORITY:** Babergh District Council: 0300 1234000.  
Council Tax Band: B - £1,528.12 – 2024.

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**EPC RATING:** E.

**BROADBAND SPEED:** Up to 25 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (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:** ///slime.riverbank.dove.

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

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FLOOR PLAN  
TO BE  
APPENDED

