



**Plot 1, 5 Oakfields,
Lawshall, Suffolk**

**DAVID
BURR**

Plot 1, 5 Oakfields, Lawshall, Bury St Edmunds, Suffolk, IP29 4QB

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.

Welcome to Oakfield, Lawshall, a prestigious development of five two to three bedroom detached properties, each enjoying large southerly facing rear gardens with en-suites to master bedrooms, open plan living and running off air source heat pump with EV charging points. The properties are now complete and ready to move into, subject to the clients making flooring choices where available.

ENTRANCE HALL: A light inviting room with understairs storage cupboard and space for shoes and coats, with double doors leading to:

KITCHEN/DINING/FAMILY ROOM: This is a wonderfully light room with two lots of patio doors leading to a rear terrace, offering pretty views over the southerly facing rear garden. The kitchen is fitted with a wide range of contemporary units with a thick wood effect worktop above and return, a central island with matching units provides a breakfast bar seating area and further storage. Integrated appliances include a large ceramic sink with mixer tap, oven with ceramic hob and extractor above, dishwasher and fridge freezer. Beyond here, you will find a dining and sitting room area, again enjoying views over the southerly facing rear garden.

SNUG/STUDY: Accessed off the entrance hall, with a large window overlooking the front garden.

UTILITY ROOM: This is a particularly useful room accessed off the kitchen/dining/family room, with a side access door leading to the garden. The utility is fitted with a matching range of units to the kitchen, with space for a washing machine and tumble dryer with a further sink and mixer tap.

CLOAKROOM: A two piece suite consisting of a wash hand basin with mixer tap above, close coupled WC and eye-level heated towel rail.

First Floor

LANDING: Door leading to:

BEDROOM 1: A particularly spacious master bedroom with wonderful views over the rear garden and far reaching countryside beyond. Door leading to:

EN-SUITE BATHROOM: A three piece suite consisting of a close coupled WC, wash hand basin with mixer tap above, large panelled bath with mixer tap and attractive tiled surround.

BEDROOM 2: A large 'L' shaped room with space for a double bed as well as other bedroom furniture with pretty views over the southerly facing rear garden.

BEDROOM 3: A spacious third double bedroom with a large window overlooking the front garden.

BATHROOM: A three piece suite consisting of a large panelled bath with overhead and handheld shower with attractive tiled surround, closed coupled WC and wash hand basin with mixer tap above.

Outside

To the front of the property is a shingled driveway providing ample off-road parking with EV charging point and footpath to the side leading to the rear garden. To the immediate rear of the property accessed off the kitchen/dining/family room, is a large terrace seating area providing great space for entertaining and to enjoy the afternoon sun with the rest of the garden being predominately laid to lawn.

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AGENTS NOTES:

- 10 year Build zone guarantee
- Company own the drive, you will own a share
- Nature walk is council owned
- Five way shared drainage

SERVICES: Main water and shared drainage. Main electricity connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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).

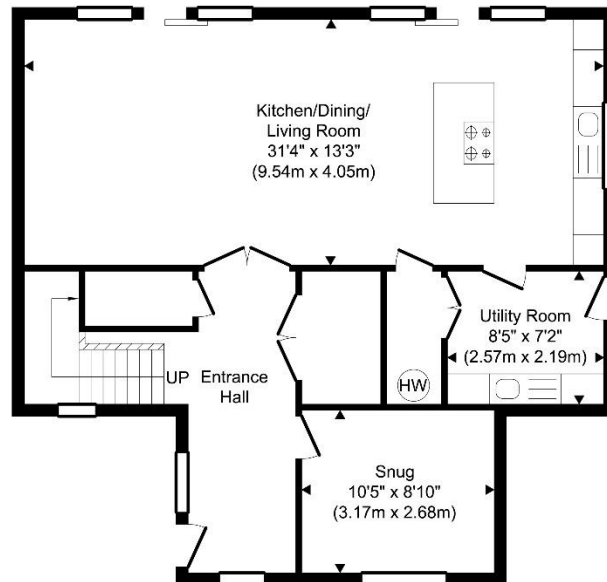
COUNCIL TAX BAND: TBC.

TENURE: Freehold

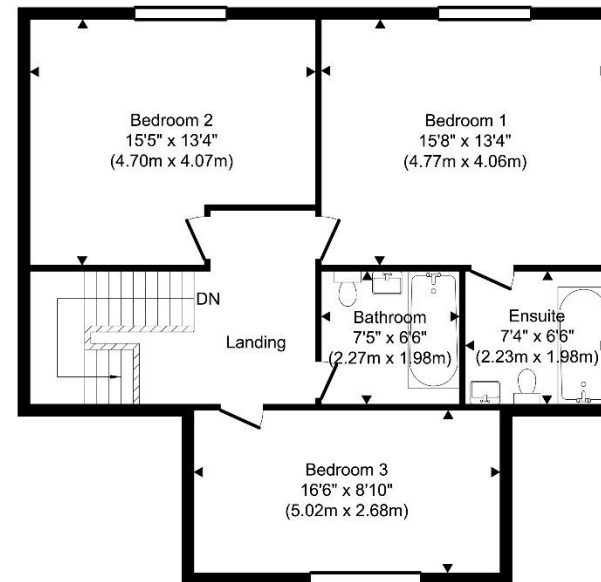
WHAT3WORDS:

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.



Ground Floor
Approximate Floor Area
801.80 sq. ft.
(74.49 sq. m)



First Floor
Approximate Floor Area
801.80 sq. ft.
(74.49 sq. m)

TOTAL APPROX. FLOOR AREA 1603.60 SQ.FT. (148.98 SQ.M.)

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