



Petlau Cottage,
Lawshall, Suffolk.

DAVID
BURR

Lawshall is a picturesque village in the heart of Suffolk; the large, rural parish boasts a well-regarded public house, primary school and 3 beautiful churches. The village lays about 8 miles south of the Cathedral town of Bury St Edmunds which provides a wide range of every day facilities and amenities. The market town of Sudbury 9 miles much like the former provides a wide range of facilities and amenities as well as a commuter rail link to London's Liverpool Street.

A charming individual three-bedroom detached cottage style property situated in the much sought after village of Lawshall, well placed for local amenities. Originally constructed by the current owners and designed by a local architect, the property has two reception rooms, a well-proportioned kitchen/breakfast room and three generous bedrooms. The property has an abundance of characterful features on display which include exposed timbers, studwork and a fireplace, balanced with modern fixtures and fittings such as zonal underfloor heating and an air source heat pump. The property further benefits from off-road parking and enclosed rear gardens enjoying a predominantly southerly aspect.

An exceptional three-bedroom detached cottage in a highly sought after village.

ENTRANCE HALL: Spacious entrance hall with an exposed timber and brick partition, staircase rising to the first floor with storage cupboard under.

DINING ROOM/PLAYROOM: With oak style flooring and outlook to front.

SITTING ROOM: With outlook to the front aspect and feature fireplace with log burner inset.

KITCHEN: With views over the rear gardens and access to the dining room. This delightful room is extensively fitted with a range of modern wall and base units under worktops with a 1 ½ bowl sink inset. Space for American style fridge freezer. Plumbing and points for washing machine and dishwasher. Space and point for range style electric oven.

BREAKFAST ROOM/GARDEN ROOM: Open plan from the kitchen with space for formal dining and doors to the rear gardens.

CLOAKROOM: White suite comprising WC and wash basin.

BOOT ROOM: A useful space to the side of the property, ideal for access with muddy pets. Stable door to the rear providing access to the garden.

First Floor

LANDING: A light space with Velux window to the front aspect and a sizeable airing cupboard.

BEDROOM 1: A double bedroom with views to front and rear. Integrated storage.

BEDROOM 2: A spacious double bedroom with window to side and Velux window. Integrated storage.

BEDROOM 3: With outlook to front and cupboard/integrated storage.

FAMILY BATHROOM: Fitted with a modern white suite comprising WC, wash basin, panelled bath with shower over and storage compartment beneath, heated towel rail.

Outside

The property is set back from the road and is approached via a five-bar gate with a paved and gravelled driveway providing **OFF-ROAD PARKING**. There is access one side of the property to the rear gardens which are predominantly laid to lawn with a decked terrace ideal for Al-fresco dining. Timber **OUTBUILDING/WORKSHOP**.

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

LOCAL AUTHORITY: Babergh District Council: 0300 123 4000. Council Tax Band: D.

EPC RATING: C.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: 02 – good outdoor and in-home (source Ofcom).

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WHAT3WORDS: //positive.mixing.frog.

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

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