



DAVID
BURR

**Drakes Moat,
Lawshall, Bury St. Edmunds, Suffolk.**

DRAKES MOAT, HARTEST LANE, LAWSHALL, SUFFOLK. IP29 4PS

Lawshall is a highly regarded village with a strong sense of community which is epitomised by the well-used community centre that is host to many events over the year. There is a well-supported village pub, established primary school and 3 churches. The village lies about 6 miles south of the Cathedral town of Bury St. Edmunds and about 9 miles north of the market town of Sudbury, both provide a comprehensive range of amenities, schooling for all ages and the latter a commuter rail link to London's Liverpool Street station

This exceptional detached single storey eco home is being constructed within a moated site on the outskirts of this highly regarded Suffolk village. The property has the benefit of photovoltaic panels, air source heat pump under floor heating, extensive insulation and cedar clad elevations under a tiled roof. The open plan internal layout includes a reception room that has a 16ft high vaulted ceiling and a wall of glass that provides views over the garden and fields beyond. Completion due early 2024.

An exceptional eco-home being constructed within a moated site on the outskirts of this popular Suffolk village.

ENTRANCE HALL: 15'7" (4.74m). A spacious inviting area, useful storage cupboard and doors to:-

KITCHEN/DINING/SITTING ROOM: 23'6" x 23'6" maximum L' shape (7.18m x 7.18m). An exceptional room with distinct areas that include a 16ft high vaulted ceiling in the main reception area. Further complemented by a 15ft wide wall of glass with bi-folding doors that open on to the garden. The kitchen area is designed with light in mind and will include an extensive range of modern shaker style units and Quartz worktops incorporating a breakfast bar. High quality appliances will include fridge/freezer, dishwasher, microwave, electric double oven and induction hob with extractor over.

UTILITY ROOM: A useful area finished with a worktop, storage cupboard, space for tumble dryer and plumbing for washing machine, etc.

CLOAKROOM: To be fitted with a WC and wash hand basin.

Inner Hall

BEDROOM 1: 13' x 12'3" (3.96m x 3.73m). Cleverly designed to be at the rear of the property with double doors opening on to terracing and the garden beyond. Built-in wardrobe. Door to:-

ENSUITE: A spacious area to be finished with a large double shower cubicle, WC and wash hand basin. Storage cupboard.

BEDROOM 2: 12'7" x 10'10" (3.83m x 3.3m). A spacious room with a feature L' shape window in the corner.

BEDROOM 3/STUDY: 10'7" x 7'8" (3.22m x 2.33m). A light versatile space with a built-in wardrobe and offering potential to be a study, snug, play room, etc.

BATHROOM: Bath with shower over and side screen, WC and wash hand basin.

Outside

A sweeping gravel drive will lead to a brick paved parking area and further guest parking to the front. In keeping with the ecological feel of these properties, the landscaping will be as sympathetic to the environment as possible with natural hedging either side of wire fencing, bat/bird boxes, habitat piles and mixed grass seeding complemented by the established trees and hedging already in place. Grey pathways will continue to terracing which will be ideally placed to take advantage of the views over the fields to the rear.

Agents Note

10-year Construction Warranty to be issued upon completion.

There are Tree Preservation Orders in place, details available upon request.

Karndean flooring throughout with the exception of the bedrooms which will be carpeted.

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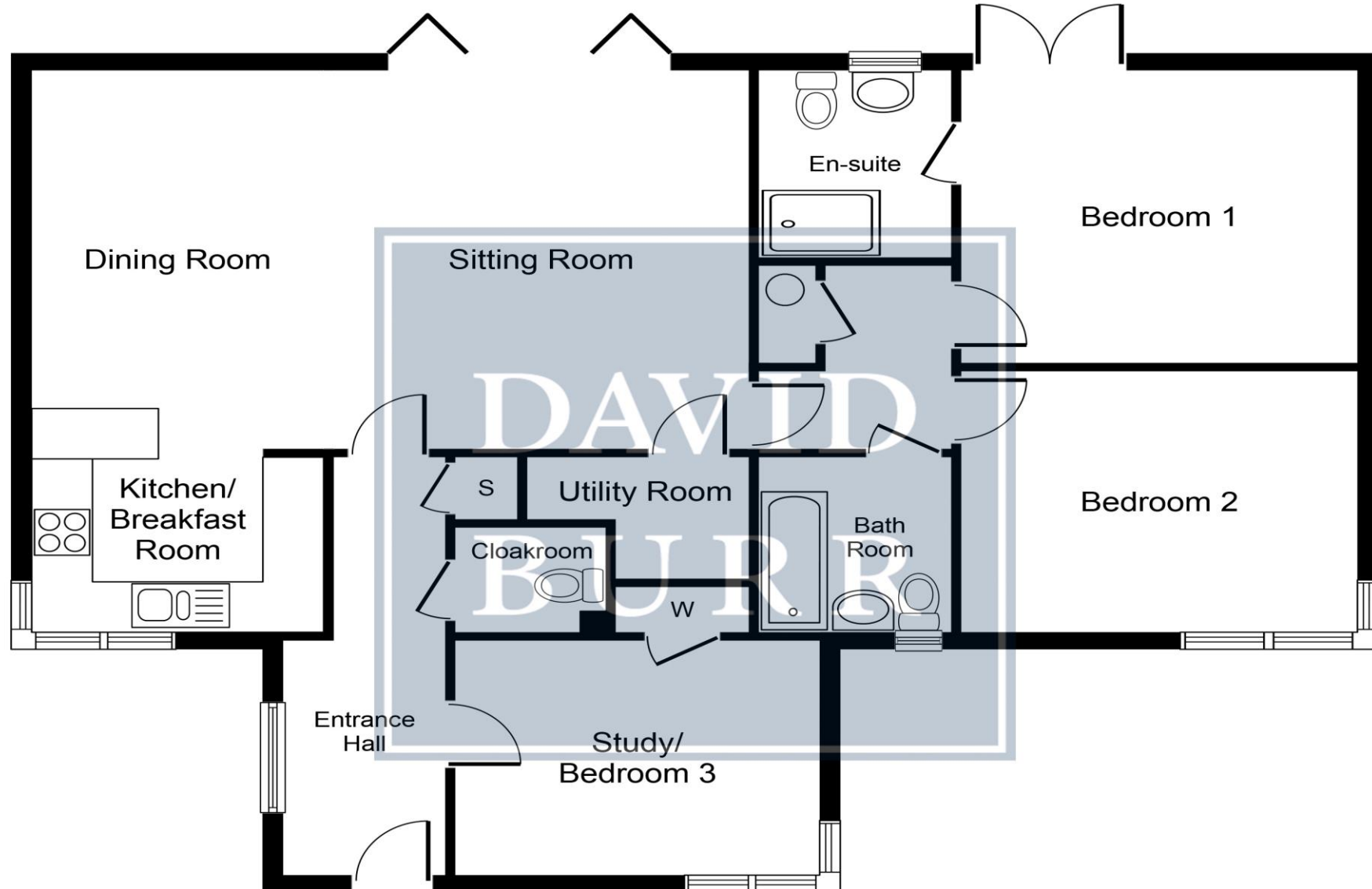
SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 123400. Council Tax Band: To be advised.

EPC RATING: To be advised.

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

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 whatever 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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