



DAVID
BURR

**Sideways, Bury Road,
Lawshall, Suffolk**



SIDEWAYS, BURY ROAD, LAWSHALL, BURY ST. EDMUNDS, 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.

A detached bungalow situated within a highly desirable village which is situated centrally within a generous plot. The property contains versatile accommodation which includes a substantial entrance vestibule, sitting room, dining room, garden room and kitchen. Two large double bedrooms are served by two shower rooms (one en-suite) and there is the further benefit of a study/third bedroom, utility and cloakroom. The gardens are one of the property's finest attributes and are thought to measure in the region of 0.33 acres and include open expanses of lawn with mature plants and hedging as well as extensive off-road parking. **NO ONWARD CHAIN.**

A substantial detached bungalow situated centrally within an attractive plot within a highly-regarded and picturesque village.

Front door leading to:-

ENTRANCE VESTIBULE: With pamment tiled flooring, space for coats and shoes and windows overlooking the grounds. Pretty stained-glass panel door leading to:-

SITTING ROOM: 22'8" x 19'10" (max L-shape) (6.90m x 6.04m) With solid oak flooring and ample space for seating with a large window allowing for plenty of natural light. Useful pantry cupboard off, access to loft storage space and a hallway serving the bedrooms. Doors leading to:-

KITCHEN: 11'2" x 8'5" (3.40m x 2.56m) With pamment tiled flooring and base and wall level cabinets with thick polished granite worksurfaces incorporating a butler sink. Space for a free-standing range cooker with tiled splashback, fitted storage cupboards and space and plumbing for a dishwasher and water softener. Windows overlooking the garden.

GARDEN ROOM: 12'2" x 11'11" (3.70m x 3.64m) An attractive extension with tiled flooring and uPVC double doors opening onto terracing. Plenty of space for seating and a door leading to:-

Inner Hall: With doors leading to:-

UTILITY: 9'1" x 6'8" (2.78m x 2.04m) With space and plumbing for a washing machine and butler sink and further space for free-standing appliances including a refrigerator and freezer. Recessed shelving providing further storage.

STUDY/BEDROOM 3: 10'4" x 8'9" (3.15m x 2.67m) A versatile space ideal for working from home or as a guest bedroom if required.

DINING ROOM: 12'3" x 11'11" (3.73m x 3.62m) With plenty of space for a dining table and chairs and dual aspect allowing for plenty of natural light.

BEDROOM 1: 19'0" x 9'11" (5.79m x 3.01m) A substantial double bedroom with an attractive outlook over the gardens. Range of fitted wardrobes with inset shelving and hanging rail and with a further door leading to:-

EN-SUITE: With tiled flooring and containing a large walk-in shower with glass screen, WC and wash hand basin.

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BEDROOM 2: 14'3" x 10'3" (4.34m x 3.13m) A further comfortable double room with dual aspect, wash hand basin and two fitted wardrobes.

SHOWER ROOM: With tiled flooring and partially tiled walls and containing a corner shower, WC and a pedestal wash hand basin together with a contemporary panel heater.

CLOAKROOM: Containing a W.C. and wash hand basin.

Outside

The property is approached via a private driveway which provides **OFF-ROAD PARKING** for a number of vehicles which leads onto a sheltered area of parking beneath a carport. The gardens are separated from the lane by mature hedging which ensure a high degree of privacy and contain a number of mature trees, fruit trees, well-established plants, hedging and shrubs. An expanse of lawn continues to the side of the property with a boundary abutting woodland and a stone paved terrace providing an enclosed area of seating. Within the garden is a substantial storage shed with power and light connected.

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

EPC RATING: Band F – 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: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 31 mbps download, up to 5 mbps upload

Phone signal: Yes – O2, Vodafone.

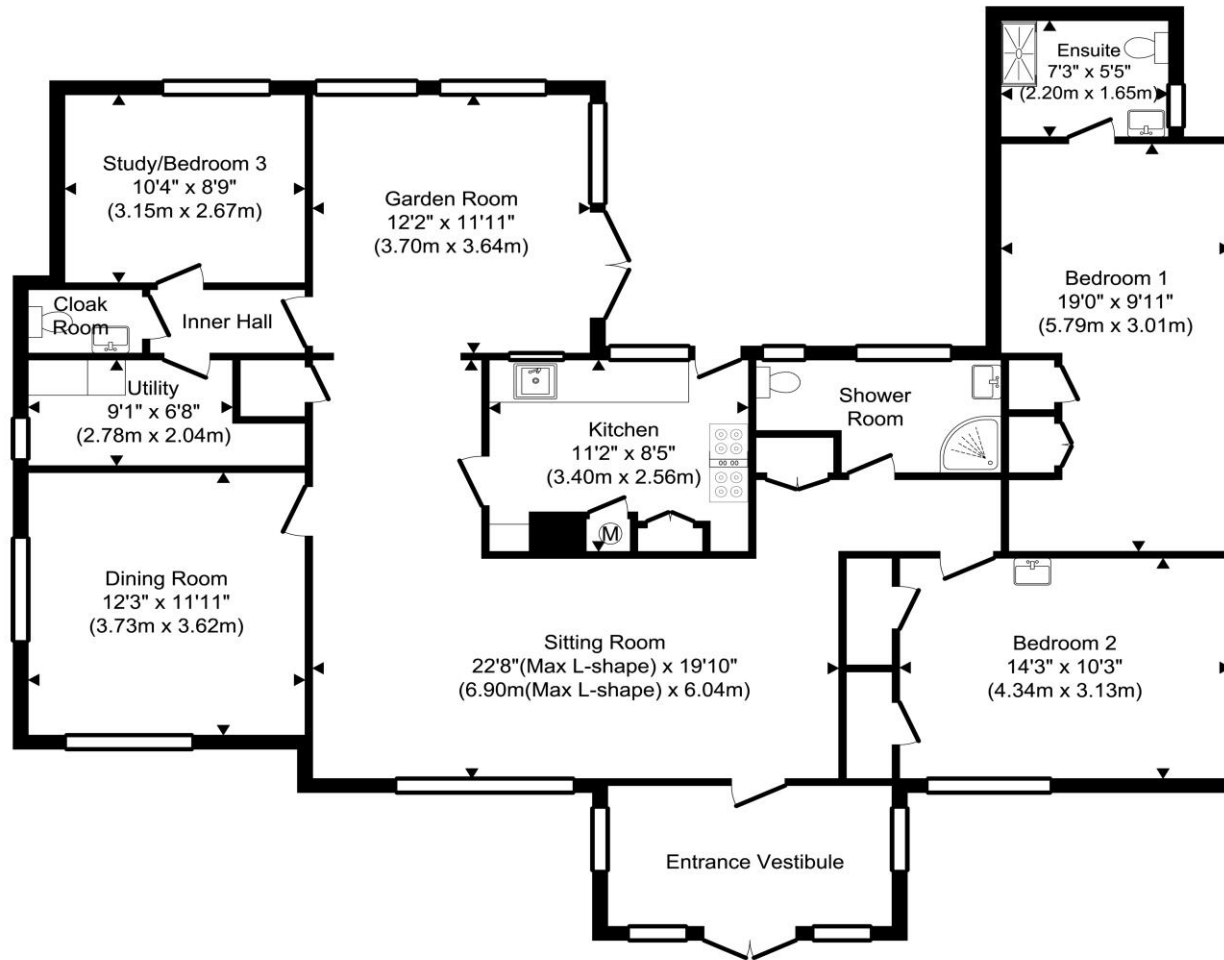
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WHAT3WORDS: pocket.huts.respects

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1494.67 SQ.FT. (138.86 SQ.M.)

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