



Plot 3, 3 Oak Fields, Lawshall, IP29 4QD

**DAVID
BURR**

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Experience luxury living at Oak Fields – an exclusive collection of five private, detached homes nestled in the heart of the highly sought-after village of Lawshall, Suffolk. Each stunning home is designed for modern comfort, featuring a spacious master bedroom with an en-suite, generous rear gardens, and ample off-road parking. Enjoy the latest in energy-efficient living with air source heat pumps and radiator system throughout.

A detached new build family home within a sought-after location.

FRONTAGE: Shingle driveway with off road parking, potted plants and shrubbery surrounding the fronts of the properties.

OFFICE: 10'4 X 8'2

PLANT ROOM

W/C: 6'9 X 3'10

UTILITY ROOM: 6'00 x 5'9

OPEN PLAN KITCHEN / LOUNGE: 24'9 X 19'10

FLOORING: Neutral carpeting in bedrooms with LVT wood effect throughout the ground floor. Tiled flooring in bathroom and ensuite.

Please note this may change so please confirm with developer when offering.

MASTER BEDROOM: 19'8 X 10'9

EN-SUITE: 10'5 X 6'7

Bedroom: 19'8 X 9'0

BEDROOM: 12'10 x 10'4

REAR: Patio area coming from the property which follows on to a turfed rear garden which is enclosed by fencing. Side gate allowing access between the front and rear of the property

VIEWING: Strictly by prior appointment through DAVID BURR.

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Property Construction – Brick and Timber

Tenure – Freehold

Broadband – Superfast broadband available to connect onto with download speeds of up to 80mps. Source checker.Ofcom.org.uk

Services: Air source heat pump, mains water & mains drainage.

Warranty Provider: Buildzone – 10 Years

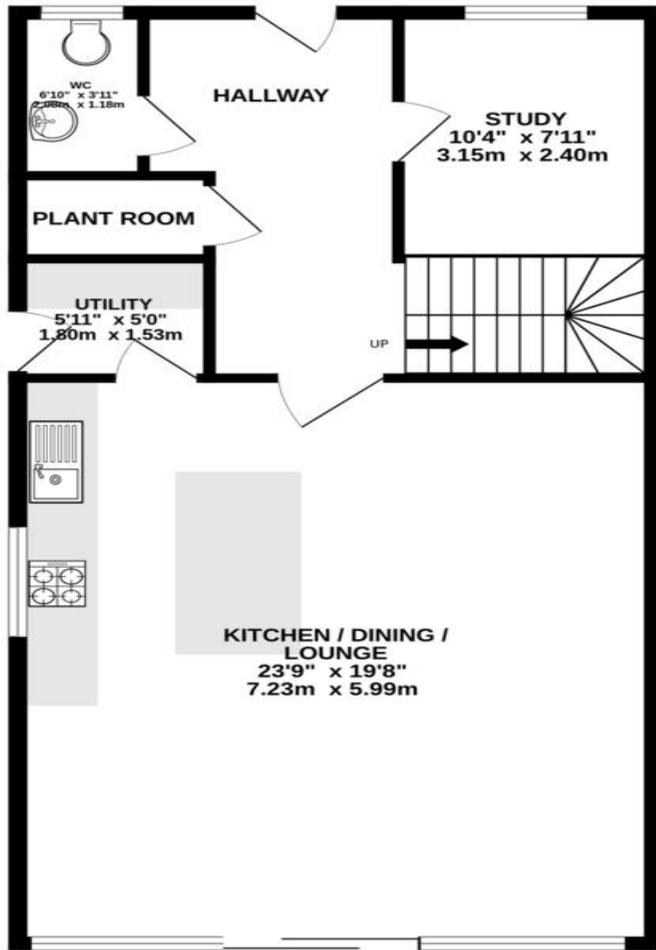
Service Charge: Please note that the development will come with a service charge which we are awaiting information.

LOCAL AUTHORITY: St Edmundsbury Borough Council, Western Way, Bury St Edmunds, Suffolk IP33 3YS. Tel: (01284) 763233.

Disclaimer: Please note that David Burr can only use the information that they have been provided by the developers. All details described have been done to the best knowledge of the agent using the information provided. The advertisement can only be used as a guide as final finishings are yet to be decided and David Burr recommends all buyers confirm this with developers directly when offering. CGI's used are purely for marketing basis and may alter from final product.



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.

