

DAVID
BURR

Celebrating 25 years



Plot 4, 2 Oak Fields, Lawshall, Bury St. Edmunds, IP29 4QB

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.

Guide £425,000

Room Dimensions

- Office – 9'6 x 9'00
- Kitchen Area – 9'5 x 8'1
- Lounge/Diner – 19'6 x 13'2
- Master Bedroom – 13'2 x 10'9
- Ensuite – 8'5 x 8'10
- Bedroom – 11'4 x 10'11

Access

- Bury St Edmunds - 8 Miles
- Sudbury - 8 Miles
- Cambridge - 37 Miles
- Colchester - 25 Miles

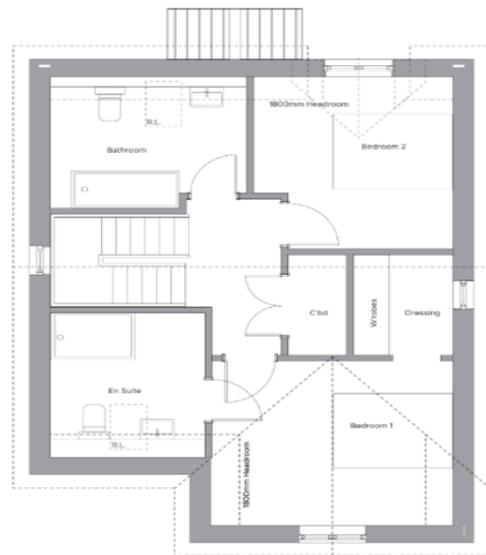
The development is located central within the popular village of Lawshall and is within walking distance of the local pub, public footpaths and schooling.

Property Information

Plot 2, Oak Fields: is a beautifully designed two-bedroom detached home, offering the perfect blend of modern comfort and countryside charm. With off-road parking, a spacious rear garden, and gated side access, this home enjoys a picturesque backdrop of open fields, creating a truly peaceful setting. Step inside to discover a thoughtfully designed layout, featuring a versatile office/snug room, a dedicated plant room, a convenient ground-floor W/C, and a stunning open-plan kitchen/living space that seamlessly connects to the rear garden—perfect for entertaining and everyday living. Upstairs, both bedrooms are generously sized doubles, with the luxurious Master suite boasting a private ensuite and a walk-in wardrobe. A stylish family bathroom completes the first floor, offering both comfort and functionality.



GROUND FLOOR PLAN
Scale: 1:50



FIRST FLOOR PLAN
Scale: 1:50

Viewing strictly by appointment with David Burr.

- Castle Hedingham (01787) 463404
 - Clare (01787) 277811
 - Leavenheath (01206) 263007
 - Long Melford (01787) 883144
 - Newmarket (01638) 669035
 - Woolpit (01359) 245245
 - Bury St Edmunds (01284) 725525
 - Linton & Villages (01440) 784346
 - London (020) 78390888
- DAVIDBURR.CO.UK

Additional information

Services: Air Source Heat Pump, mains power, drainage and water. Radiator system on both floors. None of the services have been tested by the agent.

Local authority: Babergh District Council

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