



**Melrose Cottage,
Lawshall, Suffolk.**

**DAVID
BURR**

MELROSE COTTAGE, LAWSHALL, BURY ST. EDMUNDS, SUFFOLK. IP29 4PB

Lawshall is a charming, rural village located just 6 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with commuter rail links to London's Liverpool Street. The local towns offer an extensive variety of facilities and amenities whilst within the village itself are an array of thriving societies as well as a charming thatched public house, a primary school, village shop and three churches.

This charming semi-detached cottage is located within one of the areas most favoured villages. The accommodation offers considerable character (exposed beams, fireplaces, Suffolk latch doors, etc) and is further complemented by ample off-road parking, a large garage/workshop and generous garden.
NO ONWARD CHAIN.

A charming period cottage with a large garden and off-road parking within a popular Suffolk village.

ENTRANCE HALL: Fitted shelving, cloaks hanging area and open studwork.

SITTING/DINING ROOM: A charming area divided into 2 distinct spaces by a central redbrick chimney with an inset log burning stove on a pamment tiled hearth. The sitting area has exposed timbers, brickwork and links well with the dining area which in itself has much the same, a fireplace, useful storage and a staircase off.

KITCHEN: Fitted with an extensive range of attractive pine units, display shelving and worktops incorporating single drainer sink unit with mixer tap over. Integrated fridge, oven, hob and extractor fan. Plumbing for washing machine and dishwasher. Shelved storage cupboard.

First Floor

LANDING: Divided into 2 distinct areas with a shelved linen cupboard and doors to:-

BEDROOM 1: A charming room with exposed beams, brickwork and large wardrobe.

BEDROOM 2: Exposed beams, brickwork and built in wardrobe.

BATHROOM: A spacious room with a large corner bath, fully tiled shower cubicle, WC and wash hand basin with storage below.

Outside

A drive provides **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: With up and over door, light and power connected, natural light and personnel door to side.

The gardens are one of the property's most attractive features, generous in size and enjoying a large central expanse of lawn bordered by established hedging that provide privacy and colour complemented further by specimen trees and a large terrace well placed to take advantage of the afternoon/evening sun. External lighting and water connected.

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SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

EPC RATING: E.

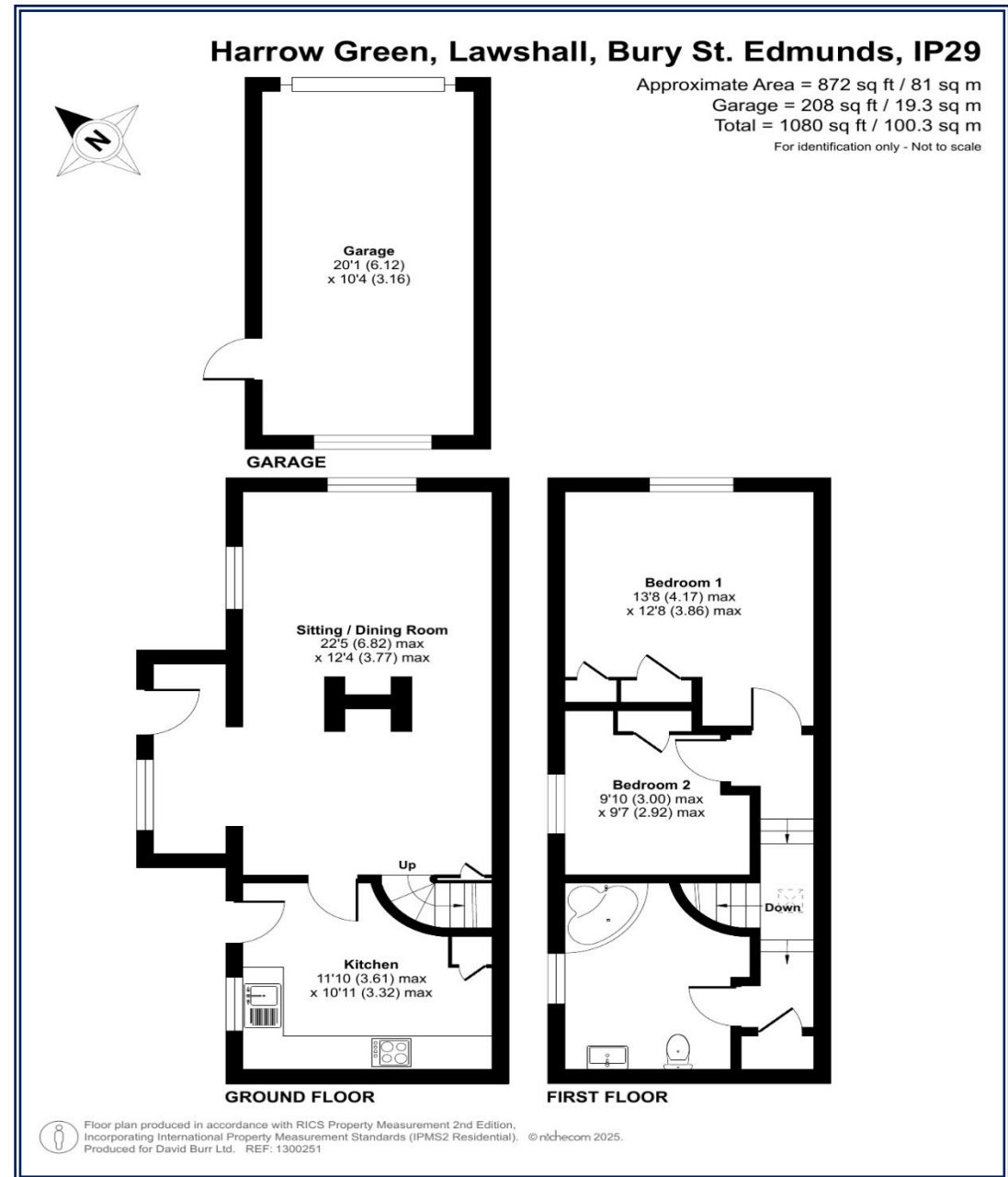
BROADBAND SPEED: Up to 48 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///compacts.innovate.sticking.

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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