

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

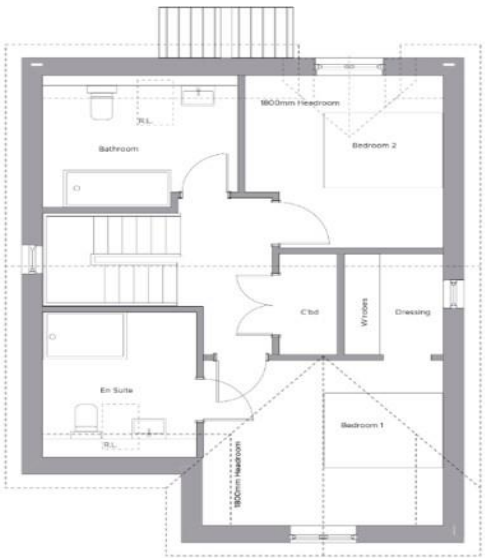
The development is located central within the popular village of Lawshall and is within walking distance of the local pub, public footpaths and schooling.

Property Information

Plot 4, 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

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. All CGI's are used for marketing purposes and may alter from the final product. David Burr does not take any responsibility and recommend buyers do their own investigations.