



**Golden Moat,  
Lawshall, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# GOLDEN MOAT, HARTEST LANE, LAWSHALL, SUFFOLK. IP29 4PS

Lawshall is a highly regarded village with a strong sense of community which is epitomised by the well-used community centre that is host to many events over the year. There is a well-supported village pub, established primary school and 3 churches. The village lies about 6 miles south of the Cathedral town of Bury St. Edmunds and about 9 miles north of the market town of Sudbury, both provide a comprehensive range of amenities, schooling for all ages and the latter a commuter rail link to London's Liverpool Street station

This exceptional detached single storey eco home is being constructed within a moated site on the outskirts of this highly regarded Suffolk village. The property has the benefit of photovoltaic panels, air source heat pump under floor heating, extensive insulation and cedar clad elevations under a tiled roof. The open plan internal layout includes a reception room that has a 16ft high vaulted ceiling and a wall of glass that provides views over the garden and fields beyond. Completion due early 2024.

## An exceptional eco-home being constructed within a moated site on the outskirts of this popular Suffolk village.

**ENTRANCE HALL:** 15'4" (4.67m). A spacious inviting area with a high ceiling, useful cloaks/storage cupboard and door to:-

**KITCHEN/DINING/SITTING ROOM:** 23'6" x 23'4" (7.16m x 7.11m) max L' shape. An exceptional room, cleverly designed with the main reception area having a 16ft high vaulted ceiling and a further 15'8" wide wall of glass incorporating bi-folding doors that open on to terracing and in turn provides lovely views over the garden with fields beyond. The kitchen area will be finished with an extensive range of modern shaker style units with Quartz worktops incorporating a breakfast bar. High quality appliances will include a fridge/freezer, dishwasher, microwave, electric double oven and induction hob with extractor over.

**UTILITY ROOM:** A useful area finished with a worktop, storage cupboard, space for tumble dryer and plumbing for washing machine, etc.

**CLOAKROOM:** To be finished with a WC and wash hand basin.

### Inner Hall

**BEDROOM 1:** 13' x 12'3" (3.96m x 3.73m). A charming room with field views and double doors opening on to terracing and the garden beyond. Built-in wardrobe. Door to:-

**ENSUITE:** To be finished with a large double shower cubicle, WC and wash hand basin. Storage cupboard.

**BEDROOM 2:** 12'8" x 10'10" (3.86m x 3.3m). A spacious room with a feature L' shape window in the corner.

**BEDROOM 3:** 10'7" x 7'10" (3.22m x 2.38m). A light versatile space with a built-in wardrobe and offering potential to be a study, snug, play room, etc.

**BATHROOM:** Bath with shower over and side screen, WC and wash hand basin.

### Outside

A sweeping shingle drive will lead to a large area of parking suitable for a number of vehicles and in turn to:-

**GARAGE/CARTLODGE:** To include one open bay and a second with an up and over electric door. (Subject to a final planning consent):

The generous garden will be finished to a sympathetic nature to the environment with bat/bird boxes, habitat piles, mixed grass seeding and native hedging either side of wire fencing. Grey pathways will include well placed terraces to take advantage of the views over the garden and fields beyond.

### Agents Note

10-year Construction Warranty to be issued upon completion.

There are Tree Preservation Orders in place, details available upon request.

Karndean flooring throughout with the exception of the bedrooms which will be carpeted.

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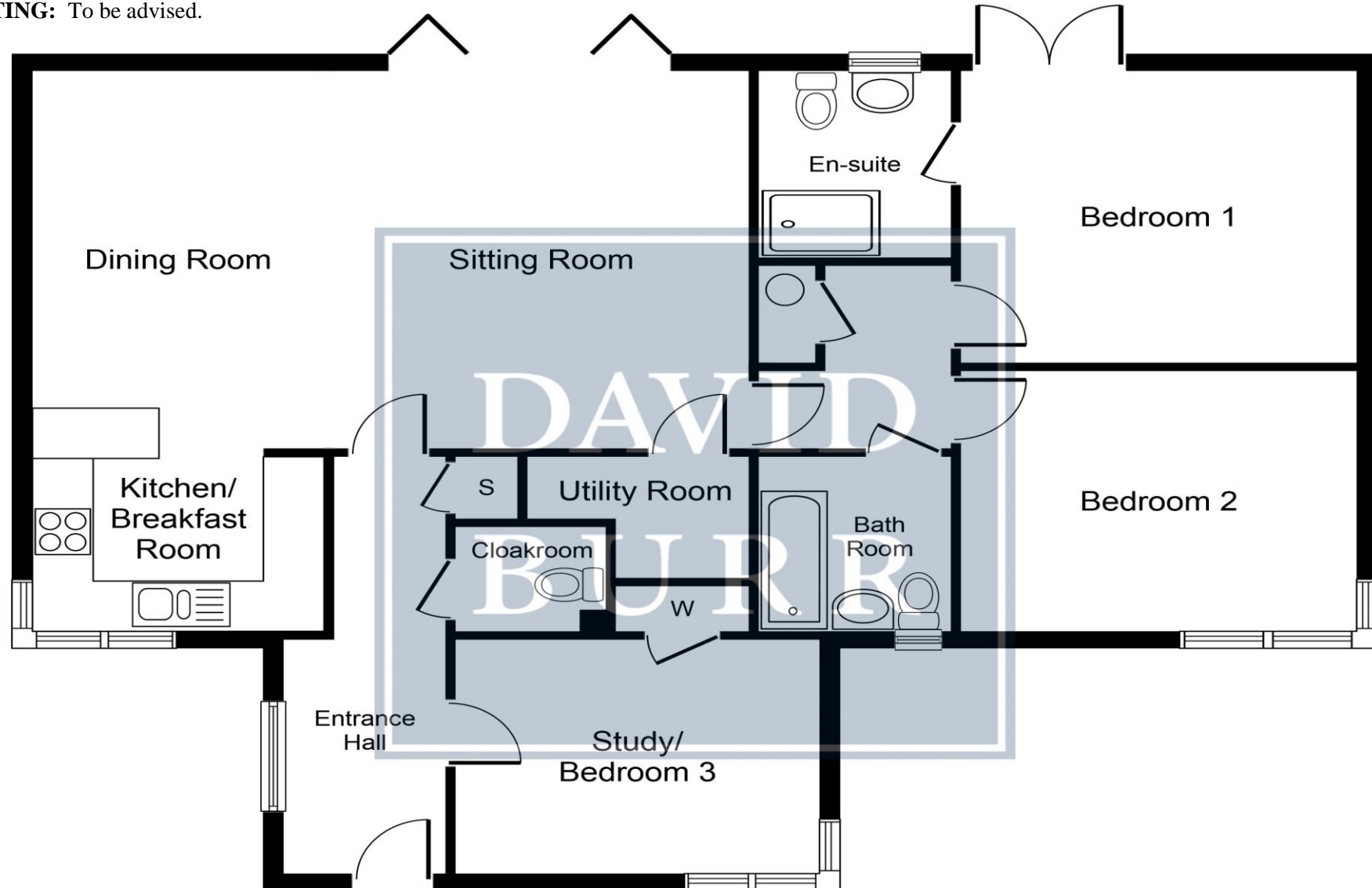
**SERVICES:** Main water, drainage and electricity are connected. Underfloor heating by way of air source heat pump. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council: 0300 123400. Council Tax Band: To be advised.

**EPC RATING:** To be advised.

**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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The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



