

oakheart



£415,000

Offers Over
Shepherds Drive, Lawshall

VENDORS HAVE FOUND Situated in a quiet cul-de-sac in the highly sought after village of Lawshall on the outskirts of Bury St Edmunds is this detached four/five bedroom residence. It has been meticulously modernised throughout, offering an exceptional kitchen/dining room, master bedroom with en-suite and off road parking for multiple vehicles. The perfect family residence!

To the front aspect is a cosy and trendy living room, it boasts a feature fireplace with an inset log burner and ample space for large furniture, alongside under stair storage access. The main hub of the home, the high specification kitchen/diner offers open plan living,

perfect for entertaining. It is finished with stone effect flooring with generous wooden work surfaces, further forming a desirable breakfast bar. Alongside this, there are plentiful grey eye and low level storage units, an inset ceramic butler sink with drainer, oven with five ring electric hob, built in dishwasher and a separate washing machine space. Adjacent to the main section of the kitchen, the floor to ceiling fridge and separate freezer can be found with microwave inset. The dining room is laid with the same flooring and allows ample space for a considerable dining table. Amazing bi-folding doors lead onto the decking and rear garden, perfect for the warmer summer months. Completing the ground floor there is ground floor fifth

bedroom, this space is versatile and could pose as a useful home study or another snug room.

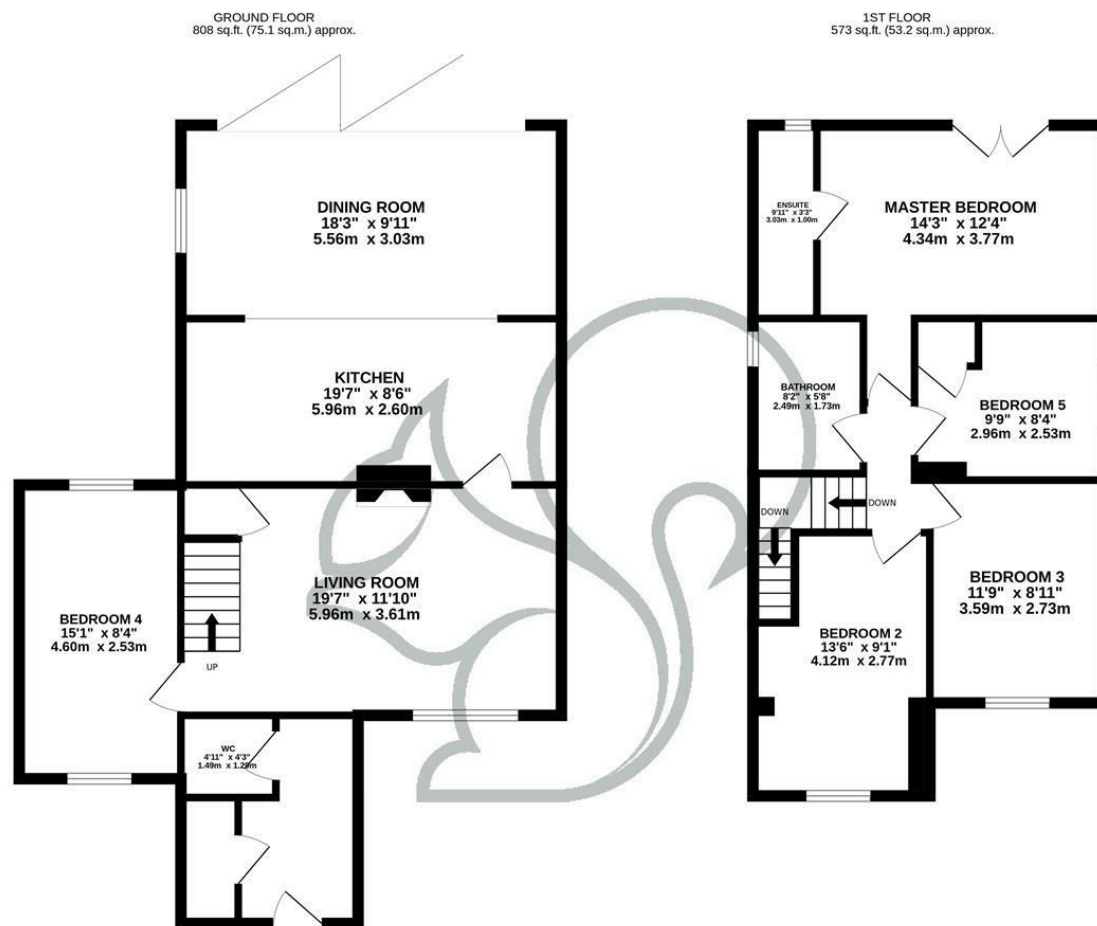
To the first floor, the four main bedrooms and family bathroom are found. The master bedroom enjoys fields views and benefits from a Juliette balcony. The en-suite to the master comprises; walk in shower cubicle, white ceramic sink and low level WC. Bedrooms two and three both allow for double beds and ample floorspace. Bedroom four serves currently as a home office. The family bathroom comprises; panelled bath, sink with vanity storage and low level WC.











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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