

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image.

oakheart

The price '£475,000' is written in a white, sans-serif font inside a dark green rectangular box in the bottom left corner.

£475,000

The location details are written in a white, sans-serif font inside a dark green rectangular box in the bottom left corner.

Offers In The Region Of
5 Oak Fields, Lawshall, Bury St Edmunds

Last one remaining!

Oakheart Land & New Homes are delighted to present Oakfields, an exclusive development of just five beautifully crafted two and three-bedroom detached properties. Each thoughtfully designed to offer modern living, impressive energy efficiency and generous south facing gardens.

Every home is finished to a high standard, complete with

en-suites to the principal bedrooms, open-plan living spaces and air source heat pump heating systems paired with EV charging points. The properties are now complete and ready for occupation.

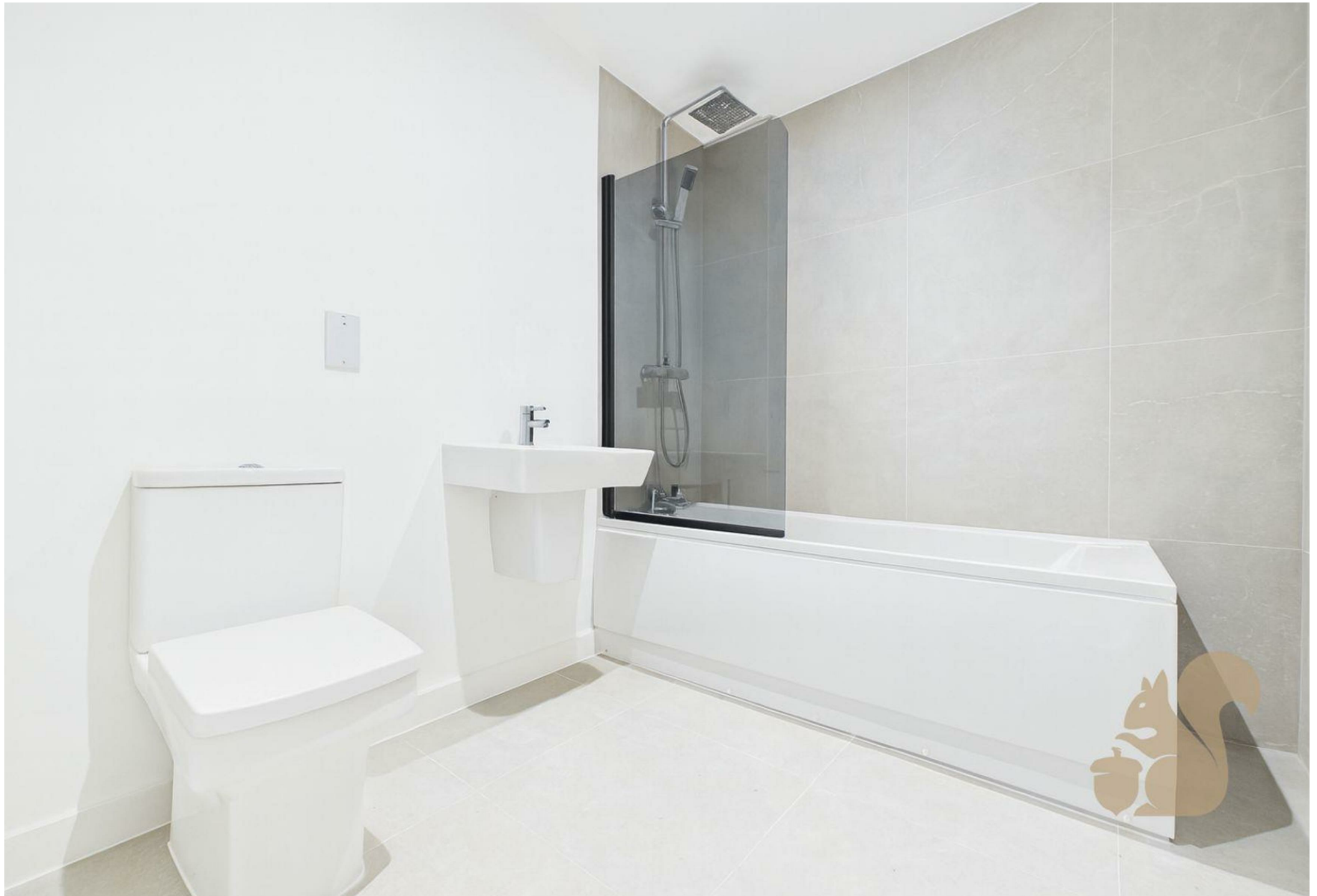
Lawshall is a charming and well-connected Suffolk village, offering a peaceful rural lifestyle while remaining conveniently close to nearby market towns such as Bury St Edmunds and Sudbury. Surrounded by picturesque countryside, the village

features a strong sense of community, with amenities including a well-regarded primary school, a popular local pub, village hall, playing fields and numerous trail routes. Its blend of rural tranquillity, natural beauty and easy access to everyday essentials makes Lawshall an increasingly sought-after location for families, commuters and those looking to enjoy the best of village living.











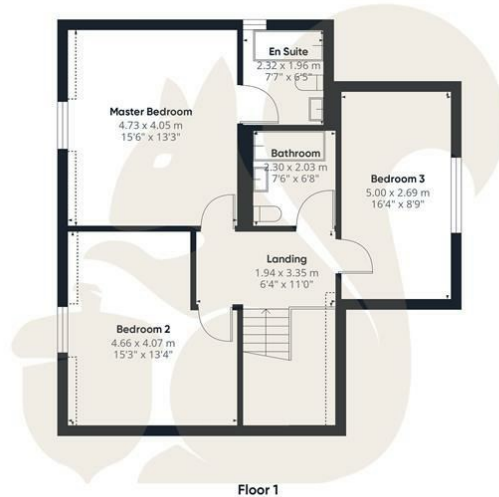
Kitchen / Living Area
9.50 x 4.09 m
31'2" x 13'5"

WC 
1.19 x 1.96 m
3'10" x 6'5"

Hallway
3 x 4.98 m
9' x 16'3"

Room
3.13 x 2.67 m
10'3" x 8'9"

Ground Floor



Master Bedroom
4.73 x 4.05 m
15'6" x 13'3"

Bathroom
2.30 x 2.03 m
7'6" x 6'8"

Bedroom 3
5.00 x 2.69 m
16'4" x 8'9"

Landing
1.94 x 3.35 m
6'4" x 11'0"

Bedroom 2
4.66 x 4.07 m
15'2" x 13'4"

Floor 1

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Approximate total area⁽¹⁾

137.7 m²1481 ft²

Reduced headroom

1.4 m²15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh District Council

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78	97
England & Wales EU Directive 2002/91/EC 		

(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

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Current

Potential

97

78

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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