

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



Ashley Lambs Lane, Lawshall,  
Bury St. Edmunds, IP29 4PE

Guide Price  
£450,000

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PARTNERSHIP

## Extended detached village home set in private gardens with generous parking

Occupying a pleasant and well established village setting, this individual detached chalet style property has been substantially extended, both into the roof space and to the rear, creating a comfortable and versatile family home.

The house sits within good sized, private gardens and benefits from ample off road parking. Well maintained and nicely presented, it offers flexible accommodation that will suit a wide range of buyers.

With well proportioned rooms, a garden room overlooking the rear gardens and NO UPWARD CHAIN, this is a property that needs to be viewed internally to be fully appreciated.

- Substantially extended detached chalet
- Popular and established village setting
- Spacious sitting room, separate dining room
- Kitchen, breakfast room & garden room
- Ground floor bedroom/study, cloakroom
- Principle bedroom with Juliet balcony & ensuite
- 2 further bedrooms and family bathroom
- Pleasant, established gardens, ample parking
- NO UPWARD CHAIN



The property benefits from oil fired central heating and uPVC double glazing and, in more detail, comprises:

#### Ground Floor

The front door opens into a welcoming entrance hallway with a convenient cloakroom. To the front of the property lies a generously sized sitting room, which features double doors leading into the dining room, creating a lovely sense of flow that's perfect for both everyday living and entertaining.

The dining room leads through to the breakfast room and fitted kitchen, which offers a good range of units and worktop space. Also on the ground floor is a further bedroom, which would work equally well as a home office/study. From the breakfast room, doors open into a garden room which enjoys views over, and access to, the rear gardens.

#### First Floor

The first floor provides three well proportioned bedrooms. The principle bedroom benefits from its own en suite shower room and Juliet balcony, overlooking the rear gardens. The remaining two bedrooms are served by a large family bathroom.

#### Outside

The rear gardens are well established and private, featuring an area of lawn, a pond and mature planting, creating a pleasant and relaxing outdoor space. To the front and side of the property, there is ample off road parking and a further area of lawn.

#### EPC RATING - TBA

COUNCIL TAX - BAND D COUNCIL - Babergh

SERVICES - Mains water, electricity and drainage. Oil heating

BROADBAND - Ofcom states superfast broadband is available

Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - //coupler.climbing.coasting



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