THE
Mortimer
& Gausden
PARTNERSHIP

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

Guide Price
£439,950

Extended detached village home set in private gardens with generous parking

OPEN HOUSE by appointment- Saturday 25th April - call 01284 755526 to arrange a time.

MUST BE VIEWED- Enjoying a well-established village setting, this CHAIN FREE 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 property 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.

Personal viewing is essential to fully appreciate this lovely home.

- 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
- Established gardens, garage, ample parking
- NO UPWARD CHAIN
- MUST BE VIEWED

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 a single garage, ample off road parking and a further area of lawn.

EPC RATING - D
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

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.
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