



**School House, The Street,
Lawshall, Suffolk.**

DAVID
BURR

SCHOOL HOUSE, THE STREET, LAWSHALL, SUFFOLK, IP29 4QA

Lawshall is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

Charming three-bedroom school house in the well-regarded village of Lawshall. The property is in need of modernising and is being offered with **NO ONWARD CHAIN**.

A delightful semi-detached house with great potential.

Large gothic solid wooden door divides access to the:-

ENTRANCE HALL: With stairs leading to the first floor, space for shoes and coats, understairs storage cupboard and doors leading to:-

SITTING ROOM: 13'6" x 12'3" (4.11m x 3.73m) A light double aspect room with large bay window overlooking the front garden and street scene beyond. With tiled fireplace.

DINING ROOM: 10'0" x 11'7" (3.05m x 3.53m) Spacious room with large window to side aspect and tiled fireplace. Door leading to:-

KITCHEN: 15'2" x 6'4" (4.62m x 1.93m) Fitted with a range of fitted cupboard with a roll edge worktop, sink and drainer unit with walk-in pantry cupboard and views over the rear garden.

INNER HALL: Space for shoes and coats, door leading to rear garden terrace and door to:-

BATHROOM: Pedestal wash hand basin and bath with overhead shower.

CLOAKROOM: WC and wash hand basin.

First Floor

LANDING: Large walk-in cupboard that could be made into a dressing room. Doors leading to:-

MASTER BEDROOM: 13'6" x 12'2" (4.11m x 3.71m) A light double aspect room with attractive Victorian villa style window offering pretty views towards All Saints Church.

BEDROOM 2: 10'5" x 10'2" (3.18m x 3.10m) A generous second bedroom with window to the side aspect and airing cupboard with shelving for linen.

BEDROOM 3: 10'5" x 7'6" (3.18m x 2.29m) A splendid room with views over the rear garden.

Outside

A tarmac drive and hardstanding turning bay provide ample **OFF-ROAD PARKING** with footpath leading to the front door with the rest of the garden being mainly laid to lawn with established borders of shrubs and hedges with side access leading to the rear garden.

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To the immediate rear of the property you will find a block paved seating area with the rest of the garden being predominantly laid to lawn with established shrubs and hedges.

SERVICES: Main water, drainage and electricity. Heated by oil fired radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

Council Tax Band: C

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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