

# MAPLE

**MAGNOLIA COTTAGE, BURY ROAD, LAWSHALL  
BURY ST EDMUNDS, SUFFOLK.**



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

A substantial detached property has been designed and built to reflect the architectural styles of many periods having rendered, boarded and facing brickwork elevations under a slate roof complemented by a range of traditional window styles. The property will successfully combine character and practicality and further benefits will include a garage, cart lodge and two further parking spaces.

**A significant detached property showing extensive charm and character situated in this most pleasant village.**

**Guide £370,000.00**

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## MAGNOLIA COTTAGE, BURY ROAD, LAWSHALL, BURY ST EDMUNDS, SUFFOLK.

Door to:

**ENTRANCE HALL:** With under stairs storage cupboard and doors to:

**SITTING ROOM:** 5.49 x 3.66m (18'0" x 12'0") *South East and North West*. Feature solid fuel fireplace and surround glazed frame/door to the garden.

**DINING ROOM:** 3.81m x 3.20m (12'6" x 10'6") *South East*. Double doors to hall.

**STUDY:** 3.2m x 2.29m (10'6" x 7'6") *South East*. Cloaks cupboard.

**KITCHEN/BREAKFAST ROOM:** 5.49m x 3.66m (18'0" x 12'0") *North West, North East and South East*. To be fitted with a high quality kitchen range (see specification). Door to garden.

**UTILITY ROOM:** 2.84m x 1.86m (9'4" x 5'6") *South West*

**CLOAKROOM:** To be fitted with WC and wash hand basin.

### **First Floor:**

**GALLERIED LANDING:** *North West*. With double feature windows and large airing cupboard.

Doors to:

**PRINCIPAL SUITE:** 4.19m x 3.66m (13'9" x 12'0")

**EN SUITE:** 3.66m x 1.24m (12'0" X 4'1") To be fitted shower cubicle with power shower, wash hand basin and WC. Heated towel rail.

**BEDROOM 2:** 3.68m x 3.66m (12'1" x 12'0") *South East*

**BEDROOM 3:** 3.35m x 3.23m (11'0" x 10'7") *South East*

**BEDROOM 4:** 3.2m x 2.74m (10'6" X 9'0") *South East*

**FAMILY BATHROOM:** 3.66m x 1.75m (12'0" x 5'9") *North West*. To be fitted with a three piece suite including a bath with power shower over, wash hand basin and WC. Heated towel rail.

### **Outside:**

The front garden will be enclosed by Hawthorn hedging. To the side of the property will be a driveway leading to a 'tar sprayed' pea shingle parking area for two vehicles which in turn will lead to a **GARAGE** and **CART LODGE**.

The **south east** facing rear garden will be seeded and landscaped and fully enclosed by fencing.

**SERVICES:** Mains water, drainage and electricity will be connected. Oil fired heating to radiators. NOTE: None of the services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, Corks Lane, Hadleigh, IPSWICH, Suffolk, IP7 6SJ (01473 822801).

**COUNCIL TAX:** Band E.

**VIEWING:** Contact us on 01787 312446 or 07970 750530

**GUIDE PRICE: £370,000.00**

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## SPECIFICATION IN BRIEF

**N.H.B.C. WARRANTY:** The properties will be registered with the National House Builders Council, who will issue a 10 Year 'Buildmark' Insurance Warranty upon completion of the dwelling. In addition to the 'Buildmark' warranty, the Local Authority will also undertake building control inspections to ensure compliance with the Building Regulations/Standards.

**SERVICES:** All available services will be connected to the property ie mains electricity, water and foul sewer. SURFACE water shall discharge to new soakaways.

**WINDOWS:** Softwood, factory-finished and glazed-purpose made approved manufacturer joinery as applicable with brushed brass locking ironmongery and incorporating trickle ventilators as required.

**GLAZING:** Sealed unit ARGON filled LOW-E-4-14-4mm double glazing in clear glass generally, specific details and applications may require use of 4-6-4mm eg purpose made windows to be taffeta obscured glass where required. Safety glass to critical location in full accordance with the Building Regulations.

**INTERNAL DOORS:** To be 4 panel smooth doors with contemporary chrome ironmongery.

**EXTERNAL DOORS:** Front and rear (where applicable) to be softwood bespoke as required – design as shown on drawings. Garage door to be a pair of timber frame ledge and brace doors.

**KITCHEN RANGE:** An Oak Style Shaker kitchen has been fitted with numerous cupboards and draws with Granite worktops and upstands to the Kitchen.

**KITCHEN APPLIANCES:** Built-in electric oven and electric hob with cooker hood, integrated dishwasher, fridge/freezer and microwave.

**UTILITY:** Fitted units as per the kitchen but with laminated worktop and boiler. Spaces for washing machine and tumble dryer.

**SANITARY WARE:** Shall be from the Ideal Standard range in white with chrome fittings. A power shower shall be included to each bathroom.

**TILING:** All bathrooms to be tiled in white with a decorative boarder (in places), to shower cubicles and around baths. Splash-backs are fitted to all sinks.

**DECORATION:** Internal windows, window boards to be white/alabaster eggshell, door frames, doors, skirting and architrave's etc, to be white/alabaster paint to client choice. Internal smooth doors to be white painted. Where appropriate all reception rooms, bedrooms, bathrooms, hall and landing have Cornice Style Coving. External decoration to be 'Gardenia' generally.

**FIREPLACE:** Decorative Brick Fireplaces have been formed and chimneys are live so solid fuel fires can be used.

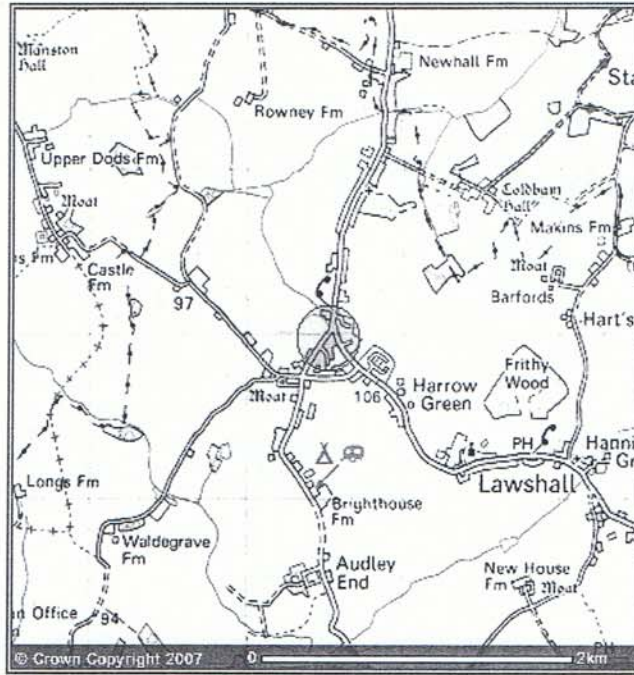
**HEATING AND HOT WATER:** to be via High Efficiency Condensing OIL Boiler and radiators with thermostatic valves. System is to be controlled with digital timer. Hot water storage system to be unvented main pressure 'Megaflow' operating independently of heating system. To be twin zoned ground and first floor. 'Biava' white towel radiators to be supplied to bathrooms. Self Bunded green GRP 1250 litre oil tank to be supplied – All heating oil to be supplied by client. All ground floor heated by way of underfloor heating.

**GARDENS:** Refer to detailed landscaping plan and in accordance with the landscaping scheme to be approved by the Local Planning Authority. Planting beds/areas to be filled with topsoil and prepared only for shrubs by client.

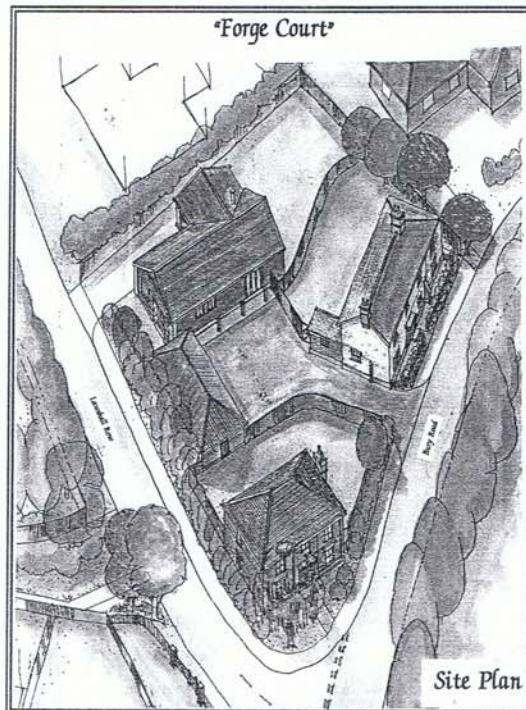
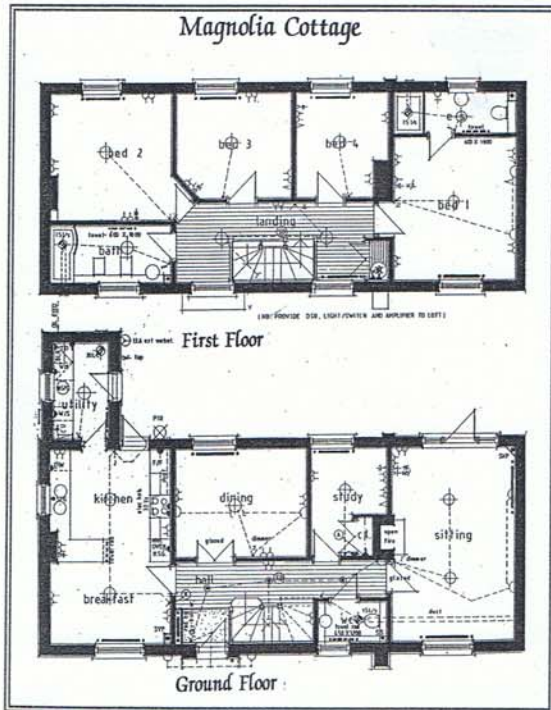
Existing trees (that are to be retained) to be shaped as appropriate, to LAPD approval.

**CONCLUSION:** The above specification is accurate at time of printing but may be subject to change following discussions with clients and the Local Planning Authority. We also reserve the right to substitute any materials which may be unavailable or preferable at the time of construction with materials of a similar standard and quality without further notice.

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For identification purposes only – not to scale.

Magnolia Cottage, Bury Road, Lawshall, Bury St Edmunds, Suffolk

