



Valtina Bury Road, Lawshall

Guide Price £525,000

THE
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Valtina Bury Road

Lawshall, Bury St. Edmunds

- Immaculately Presented Throughout
- Large well stocked stunning gardens
- Uninterrupted views over undulating countryside
- Superb Garden Room, Complete With Plumbing
- Three Double Bedrooms
- Shower Room & En-Suite
- Newly Installed, Energy Efficient Electric Heating
- Viewing Highly Recommended

Occupying a truly delightful setting with far-reaching views across open farmland, this beautifully presented detached bungalow offers stylish and comfortable accommodation with the potential to substantially extend if desired.

The existing layout includes a social kitchen/diner, large utility, contemporary styled living room, spacious shower room and 3 double bedrooms.

The large west-facing gardens are a particular feature, with extensive decking, a covered pergola, and a substantial detached garden room currently arranged as a games room, gym and bar.

Planning permission is presently being sought for a significant extension, including first-floor accommodation, offering the rare opportunity to enjoy the property exactly as it is or create a much larger home in this exceptional setting.



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Entrance Hall

Kitchen

10' 4" x 9' 9" (3.14m x 2.96m)

The kitchen and dining room are only separated by a central brick chimney feature, so they have the feel of something more open plan.

The kitchen includes an extensive range of fitted units and worktop surfaces with an integrated dishwasher, fridge freezer, Smeg oven, induction hob and extractor hood.

Dining Room

10' 11" x 10' 11" (3.32m x 3.34m)

A lovely bright dual aspect room with views over the front gardens.

Utility

11' 8" x 7' 1" (3.56m x 2.16m)

Leading off the kitchen is an equally large utility room with further cupboards and a door to the outside – an ideal room for muddy boots and muddy paws! Fridge freezer and large built-in storage cupboard.

Bedroom 3/Guest Bedroom

10' 9" x 8' 6" (3.27m x 2.60m)

There is also a double bedroom on this side of the bungalow, which has an en suite shower, making it perfect for guests.

En-Suite Shower

Sitting Room

13' 8" x 10' 6" (4.16m x 3.19m)

The dual aspect sitting room includes a large display and media wall with recessed lighting. French doors lead out onto the large decked terrace.



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Bedroom 1

13' 5" x 10' 1" (4.08m x 3.08m)

An inner hallway gives access to 2 further bedrooms. Bedroom 1 has a dual aspect and also has French doors to the outside – perfect for having your first coffee of the morning while enjoying the stunning views!

Bedroom 2

11' 4" x 10' 1" (3.46m x 3.08m)

Another comfortable double bedroom with built-in wardrobes with mirrored sliding doors.

Shower Room

A spacious and well fitted shower room.

Garden Room

19' 6" x 10' 11" (5.95m x 3.34m)

There is a large purpose-built garden room towards the right-hand boundary of the garden, enjoys far reaching views and is currently being used as an additional reception space, gym and bar, but undoubtedly, this space could have a variety of uses. The vendor is currently changing the existing store room into an shower room with toilet.

Gym

10' 11" x 9' 4" (3.34m x 2.84m)

Another flexible space, soon to have an en-suite shower room.

Gardens

Both front and rear gardens are well stocked with a wide variety of shrubs and trees. A driveway to the side of the front gardens provides ample parking.



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A side access leads to the rear gardens (approximately 35m x 16m), which feature a very large decked terrace which provides the perfect space for entertaining.

The rear garden enjoys a truly exceptional outlook, with uninterrupted views stretching for more than 2 miles across undulating open countryside. The far reaching landscape and spectacular sunsets make this an especially memorable feature of the property.

There is a covered pergola, which is the perfect space to relax and embrace such an idyllic setting.

Plans for extension

The vendor has had architect plans prepared for the substantial extension of the property which have been submitted for approval.

- Further details on request. or by copying this link:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=TCUOLXSHM6K00>

Agents Notes

EPC RATING - F (heating upgraded since this rating)

COUNCIL TAX -BAND D COUNCIL - Babergh

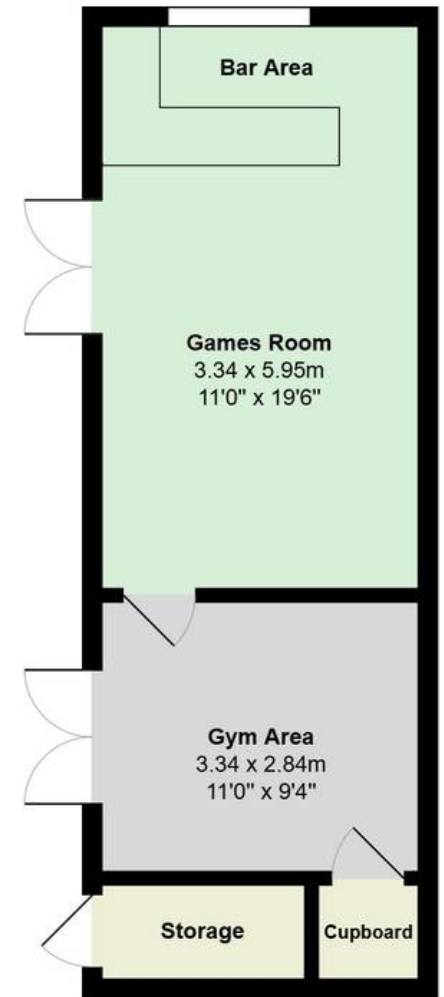
SERVICES - Mains water, electricity and drainage. Electric heating

BROADBAND - Ofcom states standard broadband is available - currently being upgraded. Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS - ///jigsaw.backpacks.stags



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OUTBUILDING



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