



The Old Quail Coop, Folly Road, Lawshall, Bury St Edmunds, IP29 4DQ

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ESTABLISHED 1966



# The Old Quail Coop

## Folly Road

### Lawshall

#### Bury St Edmunds, IP29 4DQ

- Lavenham 9.8 miles
- Bury St Edmunds 6.1 miles
- Sudbury railway station 13.4 miles
- National Trust Ickworth 5.4 miles
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COVERED PORCH • OPEN-PLAN VAULTED KITCHEN/SITTING/DINING ROOM • PRINCIPAL BEDROOM WITH EN SUITE • TWO FURTHER BEDROOMS • JACK N JILL BATHROOM • GARAGE •

This soon to be completed, ultra efficient modern home, enjoys a rural position, whilst remaining convenient for Bury St Edmunds, and the surrounding villages.

The accommodation, which has underfloor heating via air source heat pump, with its running costs supplemented by extensive solar panels, has one of the highest EPC ratings available, and as such is likely to have a minimal running costs.

Covered entrance porch leading to the centre of the property with both coats and plant cupboards, opening into the large open-plan vaulted kitchen/sitting/dining room with its panoramic corner sliding doors to enjoy the views to the rear and the garden, with a fully integrated luxury kitchen in a sleek modern-style with built-in combi oven/microwave, second oven, induction hob with hood, fridge freezer, and a separate large island/breakfast bar, with additional storage, sink and dishwasher.

The principal bedroom enjoys views to the rear has fitted sliding door wardrobes, and a modern en suite shower room with fitted back-to-the-wall WC, vanity basin with storage, both below and to the side, heated mirror and a large fully tiled walk-in shower with both fixed and adjustable head.

**New ultra-efficient contemporary 3-bedroom home with garage and countryside views**

**GUIDE: £545,000 freehold**



Bedroom 2 also with fitted sliding door wardrobes, has 'Jack N Jill' access to the adjacent bathroom which is half-tiled with back-to-the-wall WC, vanity basin with storage below, illuminated vanity mirror, fully tiled spa bath area with shower screen and twin head adjustable head above.

Bedroom 3/study is conveniently placed close to the front door.

### Outside

The property has a shared drive, leading to its large single garage with electricity connected and electric up and over door with additional allocated parking close by to the front of the property. To the rear of the property is a large garden with an extensive terrace for its enjoyment, predominantly laid to lawn, enclosed with fencing and mixed species hedge.

### AGENT'S NOTE

The furniture, fixtures and fittings in the photographs are CGI images and for illustrative purposes only. Photographs from a same style completed property on the same site.

### GENERAL INFORMATION

- Private drainage
- Air source heat pump
- Underfloor heating throughout
- 50 Solar panels
- Wired for air conditioning
- All flooring included
- Minimal running costs
- Garage
- Council Tax TBC
- Broadband and mobile signal TBC
- What3words – puff.surcharge.rumbles



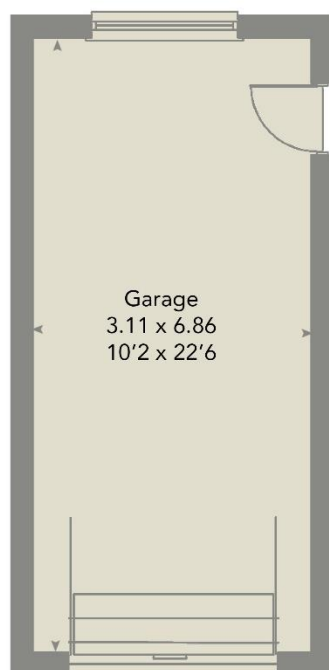


Approximate Gross Internal Area = 104 m<sup>2</sup> / 1120 ft<sup>2</sup>

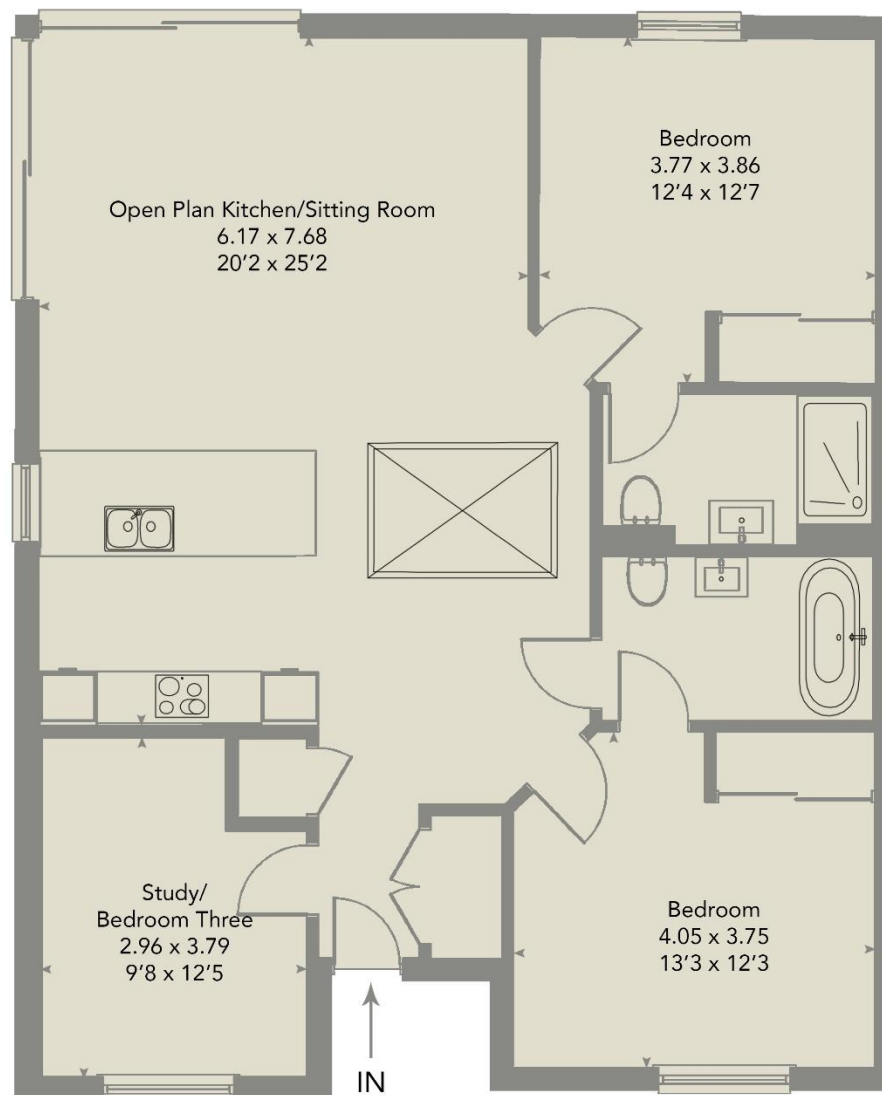
Garage = 21 m<sup>2</sup> / 226 ft<sup>2</sup>

Total = 125 m<sup>2</sup> / 1346 ft<sup>2</sup>

For identification purposes only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	165
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
More energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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