St. Edmunds Drive, Elmswell, Suffolk, IP30 9NP

MARK·EWIN
BURY ST EDMUNDS

St. Edmunds Drive, Elmswell, Suffolk, IP30 9NP

A beautifully presented detached family home, ideally located in the popular and well-served village of Elmswell.

The well-designed accommodation begins with a welcoming entrance hall leading to a convenient cloakroom and a comfortable sitting room opening onto the garden. To the front of the property is a well-appointed kitchen, complete with an inbuilt water softener, which flows seamlessly into the dining area. with double doors leading to the garden. A separate study provides a practical area for home working or quiet retreat.

On the first floor, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A modern family bathroom, complete with a shower over the bath, serves the remaining bedrooms.

Externally, the property benefits from a driveway providing off-road parking and access to a single garage. The rear garden is mainly laid to lawn and features a paved patio area with a pergola, raised planting beds, and a gate providing access to the driveway.

Agents note: There is an annual maintenance charge of £80.00 for the upkeep of the communal areas.

Additional Information Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating.
(Please note that none of these services have been tested by the selling agent.)

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Directions

Proceed out of Bury St Edmunds along the A14 towards Stowmarket. Take the exit for Elmswell. Continue up the hill and bear left at the church. Turn left into School Road, left into Station Road and left into St Edmunds Road where the property can be found.

Location

Elmswell is a well served village and offers a range of local shops, post office, chip shop, Chinese, nursery, primary school and pubs. There is also the train station and good access to the A14 towards Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 6' 4'' x 16' 7'' (1.93m x 5.05m)

WC 8' 11'' x 5' 8'' (2.73m x 1.73m)

Sitting Room 15' 7'' x 12' 9'' (4.76m x 3.89m)

Kitchen 10' 7'' x 15' 9'' (3.23m x 4.80m)

Dining Area 10' 7'' x 12' 9'' (3.23m x 3.89m)

Study 8' 11'' x 9' 9'' (2.73m x 2.97m)

Landing 10' 2'' x 5' 11'' (3.11m x 1.81m)

Bedroom 15' 7'' x 15' 9'' (4.76m x 4.79m)

Ensuite 7' 6'' x 4' 10'' (2.28m x 1.47m)

Bedroom 10' 7'' x 15' 5'' (3.23m x 4.70m)

Bedroom 10' 7'' x 13' 1'' (3.22m x 3.99m)

Bedroom 8' 4'' x 12' 10'' (2.53m x 3.90m)

Bathroom 6' 11'' x 9' 2'' (2.12m x 2.79m)

Rear Garden

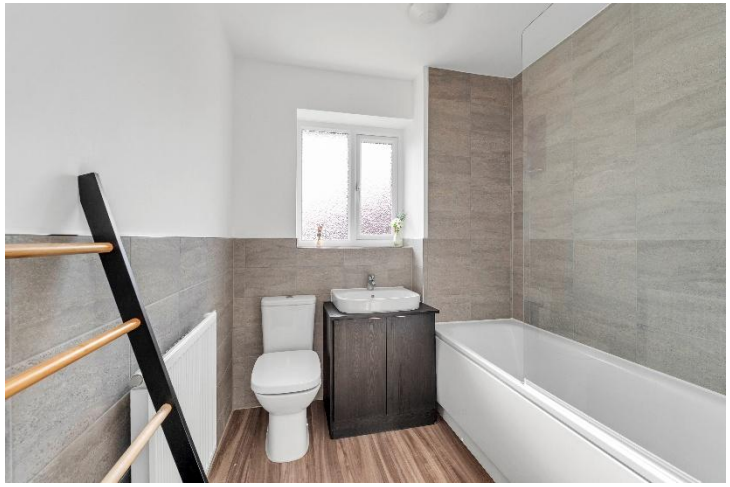
Garden

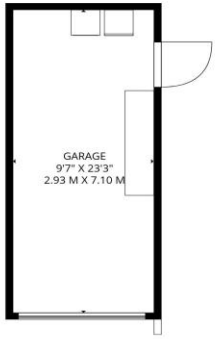
Garage 9' 7'' x 23' 4'' (2.93m x 7.10m)

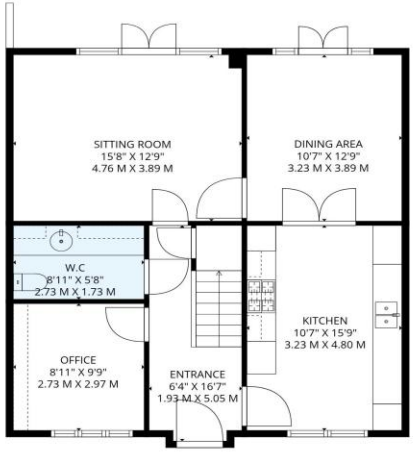
Additional Information:

Council Tax Band: E
EPC Rating: B
Tenure: Freehold

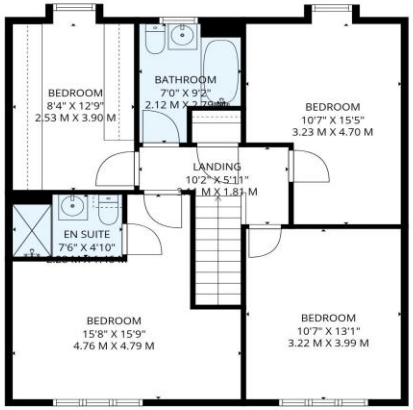
Offers Over £450,000
Freehold







1ST FLOOR



2ND FLOOR

TOTAL: 1956 sq. ft, 181 m2
1st floor: 1189 sq. ft, 110 m2, 2nd floor: 767 sq. ft, 71 m2
EXCLUDED AREAS: GARAGE: 224 sq. ft, 21 m2, BAY WINDOW: 8 sq. ft, 0 m2, WALLS: 146 sq. ft, 15 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

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MONEY LAUNDERING REGULATIONS 2003 : Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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The Property Ombudsman