



Rose Lane, Elmswell, Suffolk, IP30 9EB

MARK · EWIN
BURY ST EDMUNDS

A well-presented, detached bungalow located at the end of a no-through road in the popular and well-served village of Elmswell.

The property offers accommodation to include an entrance hall, sitting room and open-plan kitchen/breakfast room. The kitchen offers an attractive range of wall and base level units with wooden worktops and incorporates built-in appliances including a dishwasher, oven, gas hob and extractor over. There is also a large breakfast bar able to accommodate four people. The room offers a light and bright space with plenty of room for a table, chairs, sofa area and offers a delightful outlook onto the rear garden with bifold doors. From the hallway, there are five bedrooms, one of which could also be used as a study. The principal bedroom features a modern ensuite shower room. The family bathroom, offering both a bath and a shower completes the accommodation on offer.

Outside, the front garden is mainly laid to lawn and hosts a variety of mature shrubs and trees. A driveway provides ample off-road parking and leads to the former garage which now provides an excellent storage space. From the rear of the storage room, a hallway leads to a useful utility space offering a sink with further storage and an additional versatile room which is currently used as a gym. To the rear, there is a spacious garden mainly laid to lawn with a spacious paved patio area, ideal for entertaining. The garden also offers two sheds and boasts a variety of flowers, shrubs and trees.

Agents note: Buyers should note that planning permission for 8 dwellings was granted on the land to the rear in January 2019 (ref: DC/18/02259). This permission has now expired. The land has been subject to previous applications and future proposals cannot be ruled out. Buyers are advised to make their own enquiries with the Local Planning Authority.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating with additional electric underfloor heating in the kitchen. (Please note that none of these services have been tested by the selling agent.)



Directions

Heading into Elmswell from Junction 47 of the A14, at the Woolpit Interchange take the third exit onto Church Road, turn left on to School Road, Rose Lane will be located on your right and the property will be found at the end of the road on the right hand side.

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 5' 3" x 7' 8" (1.60m x 2.33m)

Sitting Room 15' 3" x 11' 11" (4.64m x 3.63m)

Kitchen 11' 3" x 21' 2" (3.42m x 6.45m)

Dining Area 8' 4" x 23' 0" (2.54m x 7.02m)

Bedroom 12' 4" x 14' 7" (3.76m x 4.44m)

Ensuite 8' 10" x 4' 7" (2.68m x 1.39m)

Bedroom 12' 6" x 12' 3" (3.81m x 3.73m)

Bedroom 12' 11" x 12' 3" (3.94m x 3.74m)

Bedroom 10' 0" x 14' 7" (3.06m x 4.44m)

Bedroom/Study 7' 1" x 12' 3" (2.16m x 3.74m)

Bathroom 8' 10" x 6' 11" (2.70m x 2.10m)

Hallway 3' 10" x 10' 8" (1.17m x 3.24m)

Utility Room 5' 6" x 10' 8" (1.68m x 3.24m)

Gym 9' 8" x 14' 2" (2.95m x 4.31m)

Garage/Storage 9' 8" x 10' 0" (2.95m x 3.04m)

Additional Information:

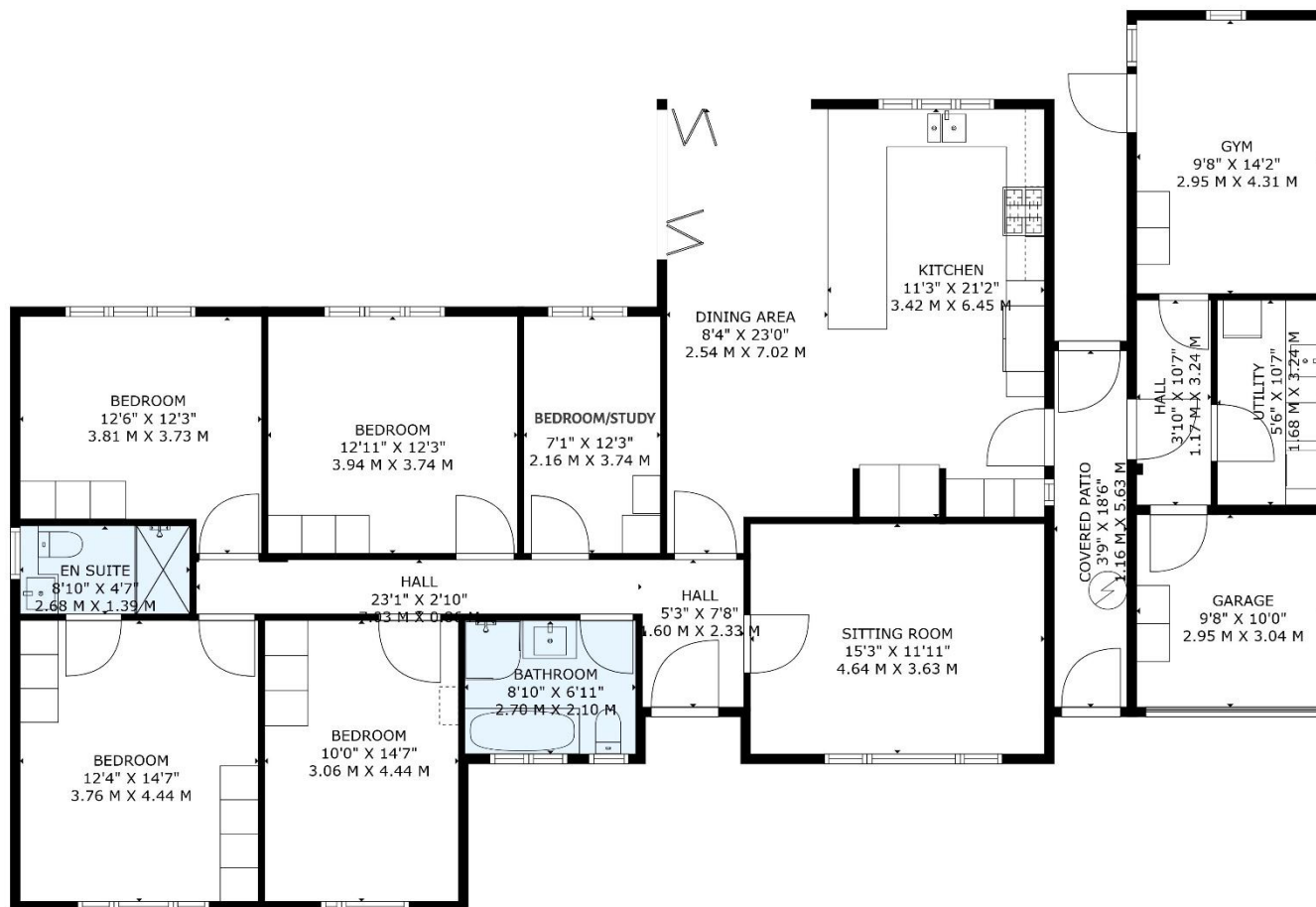
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £550,000
Freehold





TOTAL: 1757 sq. ft, 163 m2
 FLOOR 1: 1757 sq. ft, 163 m2
 EXCLUDED AREAS: GARAGE: 97 sq. ft, 9 m2, COVERED PATIO: 70 sq. ft, 7 m2, UTILITY: 58 sq. ft, 5 m2,
 WALLS: 153 sq. ft, 15 m2

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



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 buyer 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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