



Whatley Close, Elmswell, Bury St. Edmunds, Suffolk, IP30 9GJ

MARK · EWIN
BURY ST EDMUNDS

NO ONWARD CHAIN. An extended four-bedroom detached house located in the popular and well-served village of Elmswell. The property also benefits from off-road parking and a double garage.

The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room with doors leading to the garden and a separate dining room. There is an open plan kitchen/family room with the kitchen offering a range of wall and base level units and a useful utility room located off and French doors leading to the garden. Moving to the first floor, there are three double bedrooms and a single bedroom, three of which benefit from built-in cupboards and the principal also has an ensuite shower room. The family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway with an EV charger and leads to the double garage which benefits from automatic shutter doors. To the rear, the garden is mainly laid to lawn with a paved patio area, garden shed and a pond. The property also benefits from air conditioning/heat pumps in the main rooms, PV panels (30) to 20kW battery storage and currently has an energy performance certificate of an 'A'.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' 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 a new boiler fitted in 2023. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along the A14 heading East towards Stowmarket, leave at junction 47, at the roundabout turn right onto Church Road and continue onto Cross Street. Turn left onto Cooks Road and left again onto Whatley Close 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 8' 10" x 11' 1" (2.69m x 3.37m)

Sitting Room 11' 1" x 17' 0" (3.38m x 5.17m)

Dining Room 9' 7" x 11' 1" (2.93m x 3.37m)

Kitchen/Family Room 23' 1" x 10' 5" (7.04m x 3.18m)

Utility Room 6' 11" x 5' 3" (2.10m x 1.59m)

Cloakroom 5' 3" x 3' 3" (1.61m x 0.99m)

Landing 11' 3" x 12' 11" (3.44m reducing to 0.91m x 3.93m reducing to 1.80m)

Bedroom 12' 6" x 11' 2" (3.80m x 3.41m reducing to 1.07m)

Ensuite 7' 3" x 6' 0" (2.21m x 1.84m)

Bedroom 13' 0" x 8' 0" (3.97m x 2.43m)

Bedroom 10' 7" x 8' 11" (3.23m x 2.73m)

Bedroom 7' 2" x 7' 3" (2.19m x 2.22m)

Bathroom 6' 7" x 6' 7" (2.01m x 2.00m)

Rear Garden

Driveway

Double Garage 17' 2" x 17' 0" (5.24m x 5.18m)

Additional Information:

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Offers Over £450,000
Freehold



GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

