



Procession Way, Elmswell, Suffolk, IP30 9YJ

MARK · EWIN
BURY ST EDMUNDS

Situated on the edge of the popular and well-served village of Elmswell and within a cul-de-sac is this spacious, four-bedroom detached family home offering field views to the front, off-road parking and a garage.

The property was built in 2022 and offers flexible accommodation to include an entrance hall with a convenient cloakroom, welcoming sitting room with double doors leading to a separate dining room which could be used as a family or playroom, ideal for families. There is a spacious and modern Kitchen/breakfast room with French doors leading to the patio area and garden. The room offers plenty of space for a table and chairs with the kitchen offering an attractive range of wall and base level units and incorporates built-in appliances including a fridge freezer, dishwasher, oven, grill and gas hob. A utility room is located off and provides further storage and space for a washing machine and tumble dryer. Lastly, a generously sized study completes the accommodation on the ground floor and is an ideal work from home space.

Moving to the first floor, the landing leads to four double bedrooms, three of which benefit from built-in wardrobes and the principal features an ensuite shower room. The modern family bathroom offers a bath with a shower overhead and completes the accommodation on offer. The majority of the first floor is fitted with soft carpets and the ground floor features an attractive Amtico wood effect flooring throughout.

Outside, the rear garden offers a sunny space with low maintenance and has been tastefully landscaped to offer a lush lawn, paved patio, decking area and features a raised bed border hosting a variety of flowers and shrubs. The garden also offers a garden shed and access to the side of the property. A driveway provides ample off-road parking and leads to the single garage.

Agents note: There is a 6 monthly charge of £137.25 to Wetherden Road Management Company Ltd for the upkeep of the common 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 and 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

Travelling along the A14 heading East towards Stowmarket, leave at junction 47, at the roundabout turn right onto Church Road. Continue onto Cross Street and then Wetherden Road. Turn right onto Procession Way 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' 8" x 14' 5" (2.04m x 4.40m)

Sitting Room 16' 8" x 11' 10" (5.09m x 3.60m)

Dining Room 11' 9" x 9' 6" (3.58m x 2.89m)

Kitchen/Breakfast Room 18' 1" x 13' 1" (5.50m reducing to 2.00m x 4.00m reducing to 3.20m)

Utility Room 7' 8" x 6' 6" (2.34m x 1.98m)

Study 10' 11" x 7' 10" (3.34m x 2.38m)

WC

Landing 10' 10" x 9' 11" (3.30m x 3.01m reducing to 1.54m)

Bedroom 11' 11" x 16' 9" (3.63m x 5.10m reducing to 4.36m)

Ensuite 8' 6" x 6' 5" (2.60m reducing to 1.67m x 1.95m)

Bedroom 12' 3" x 11' 3" (3.73m x 3.44m)

Bedroom 10' 10" x 11' 3" (3.30m reducing to 3.06m x 3.43m)

Bedroom 10' 11" x 9' 5" (3.32m reducing to 2.23m x 2.87m)

Bathroom 7' 5" x 5' 7" (2.25m x 1.70m)

Rear Garden

Driveway

Single Garage 22' 3" x 9' 11" (6.79m x 3.01m)

Additional Information:

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers Over £475,000
Freehold



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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.

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