



Trevfay

Elmswell | Bury St Edmunds | Suffolk

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Trevfay

Situated in the sought after village of Elmswell is this detached bungalow with three bedrooms, one reception, kitchen, two bathrooms (one is an ensuite), and utility room. Outside is a single garage with electric door, ample driveway parking to the front, and a low maintenance rear garden with sun terrace. Freehold.

Suitably positioned in the popular village of Elmswell, you will have access to a shop, the village Inn, primary school, post office and railway station. This property provides single storey accommodation in a sought-after village which you should seek to view at your earliest convenience. The property is a short distance from the popular market town of Bury St Edmunds.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

Storm entrance porch with external light, part glazed front door leading into a wide hallway with wood effect flooring, large double fronted storage cupboard, radiator, and airing cupboard housing the hot water cylinder. Dual aspect sitting room with large bay window to front aspect, side window, fitted carpet, and radiator. Kitchen/breakfast room with an extensive range of eye level and base cupboards with preparation surfaces over, eye level tower electric oven, electric hob with extractor over, stainless steel sink, integrated fridge, and tiled splash back. Door into utility with eye level and base cupboards, space and plumbing for washing machine, stainless steel sink, space for upright fridge/freezer, wall hung gas boiler, and consumer unit.

The dual aspect Principal Bedroom has fitted carpet, radiator, with door to the ensuite with vinyl flooring, vanity unit with inset hand wash basin, low level WC with enclosed cistern, and corner shower cubicle from the mains system.

Bedroom Two has fitted carpet, radiator, and sliding glazed uPVC doors to the sun terrace and garden.

Bedroom Three has fitted carpet, radiator, and window overlooking the rear garden.

There is a family bathroom with vinyl flooring, a bath with shower spray attachment, low level WC, pedestal hand wash basin, and a corner shower cubicle from the mains system.





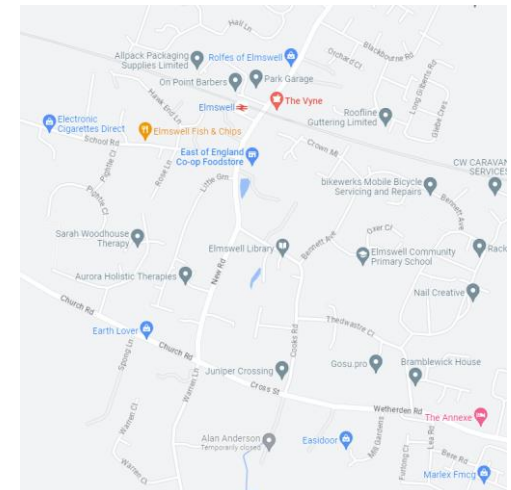
Step Outside

Trevfay is approached along Cooks Road from the junction with Cross Street. The large resin driveway provides ample off-road parking for a number of vehicles and leads to the attached single garage with electric up and over door. This has power and light and an outdoor tap. There is a personal door leading into the rear garden. The property can be accessed via the front door into the hall, or a side external door into the utility room. There is a pathway from the front that wraps around to the rear garden with gate. The outdoor space has been designed to be low maintenance, with a sun/dining terrace, a lawn, raised wooden flower bed, shed, and fencing providing privacy. The adjacent side of the property has a shingled area and a further gate to the front. This area could be used for storage.



Location

The house occupies a good position within a short walk of the excellent range of local facilities in this popular village, including a train station, primary school, shop, post office, public house, and church. Elmswell also provides excellent access to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Cambridge, and London via the M11 Motorway. The nearby market town of Stowmarket provides a main line rail link to London's Liverpool Street Station.





Approximate total area⁽¹⁾

1453.63 ft²
135.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Registered Office: Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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