



Bere Road, Elmswell Bury St. Edmunds IP30 9YP

welcome to

Bere Road, Elmswell Bury St. Edmunds

This charming, detached house in Elmswell boasts 7 years of NHBC warranty. Features include an entrance hall, cloakroom, living room with bay windows, open-plan kitchen/dining with French doors, 4 bedrooms (master en-suite), family bathroom, spacious garden, car port, and off-road parking



Location

Elmswell is a charming village located in the county of Suffolk, England, known for its rural beauty and community spirit. Situated amidst the picturesque Suffolk countryside, Elmswell offers a tranquil escape from the hustle and bustle of urban life.

The village of Elmswell is characterised by its quaint cottages, historic buildings, and scenic landscapes, providing residents with a peaceful and idyllic setting to call home. The village centre features a mix of local shops, traditional pubs, and community facilities, fostering a close-knit and welcoming atmosphere.

Elmswell boasts a rich history, with historical sites and landmarks that offer a glimpse into the village's past. Residents and visitors can explore the surrounding countryside, with walking trails and green spaces that showcase the natural beauty of Suffolk.

Despite its rural setting, Elmswell is well-connected to nearby towns and cities, providing residents with easy access to a range of amenities and services. The village's location offers a perfect balance of countryside living and convenience, making it an attractive destination for those seeking a peaceful and picturesque lifestyle.

Overall, Elmswell, Suffolk, is a charming village that embodies the quintessential English countryside charm. With its tranquil setting, community spirit, and natural beauty, Elmswell provides a welcoming and serene environment for residents to enjoy the best of rural living in Suffolk.

Description

Nestled in the charming village of Elmswell, this delightful detached house is an ideal family home, complete with 7 years remaining on its NHBC warranty for peace of mind. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property.

The ground floor features a convenient downstairs cloakroom, perfect for guests. The living room is a standout space, boasting elegant bay windows that flood the room with natural light, creating a warm and inviting atmosphere. The heart of the home is the spacious open-plan integrated kitchen and dining area, designed for modern living and entertaining. This area seamlessly flows out through French doors to the rear garden, allowing for a perfect indoor-outdoor living experience. A separate utility room adds practicality, providing additional storage and workspace.

Venturing upstairs, you will find four well-proportioned bedrooms, including a master suite with a private en-suite bathroom, offering a serene retreat for relaxation. The family bathroom serves the other bedrooms, ensuring ample facilities for family and guests alike.

Externally, the property boasts a generous rear garden that is perfect for outdoor gatherings, featuring both a patio area for al fresco dining and a decking area for lounging in the sun. Side access leads to a convenient car port, with off-road parking available at the front of the house, ensuring ample space for vehicles.

This home perfectly combines modern convenience with the charm of village life, making it an exceptional opportunity for those seeking a comfortable and stylish residence in Elmswell.

Entrance Porch

Part glazed front door, stairs to first floor, under stairs cupboard, radiator and Amtico flooring.

Cloakroom

Frosted window to front, low level WC, pedestal hand wash basin with mixer tap and splash back, radiator and Amtico flooring.

Living Room

11' 5" x 16' 2" max (3.48m x 4.93m max)

Window to front, TV point, radiator and carpeted flooring.

Kitchen/Diner

15' max x 19' 9" max (4.57m max x 6.02m max)

Window and French doors to rear, wall and base units with roll top work surfaces, stainless steel sink with drainer and mixer tap, integrated fridge freezer and dish washer, double electric oven with gas hob and extractor, spotlights, radiator and Amtico flooring.

Utility

5' 4" x 7' 6" (1.63m x 2.29m)

Window to side, wall and base units with roll top worksurfaces, space for fridge and washing machine, radiator and Amtico flooring.

Landing

Access to loft, airing cupboard, radiator and carpeted flooring.

Bedroom One

13' max x 9' 6" max (3.96m max x 2.90m max)

Window to front, TV point, radiator, built in wardrobe and carpeted flooring.

En-Suite

Frosted window to side, shower cubicle, pedestal hand wash basin with mixer tap, low level WC, spot light, extractor fan, part tiled walls, shavers socket, heated towel rail and Amtico flooring.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

Window to rear, radiator and carpeted flooring.

Bedroom Three

10' 4" x 7' 10" (3.15m x 2.39m)

Window to rear, radiator and carpeted flooring.

Bedroom Four

10' max x 9' 2" max (3.05m max x 2.79m max)

Window to front, radiator and carpeted flooring.

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welcome to

Bere Road, Elmswell Bury St. Edmunds

- Four Bed Detached Family Home
- Downstairs Cloakroom, En-Suite & Family Bathroom
- Open Plan Kitchen / Dining Room
- Immaculately Presented
- Generous Rear Garden With Decking Area

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

offers in excess of

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SMK104310 - 0008

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