



Jackson & Co



Selion Way

Elmswell, IP30 9YA

£550,000

Jackson & Co Bury St Edmunds are excited to offer this substantial and modern, four bedroom home presenting a rare opportunity with its spacious interior and exceptional exterior features. The tasteful decorations, combined with the convenient location near amenities and transport links, make this home a fantastic buy for those seeking comfort and style.



Property Features

- Modern and substantial four-bedroom property with double garage
- Luxurious ground floor accommodation with perfect entertaining space
- Landscaped rear garden with grey sandstone patio, bar area with pizza oven
- Double garage with converted gym/office
- Beautifully & tastefully designed throughout
- Close proximity to lovely field walks and village centre amenities
- Access to shops, pubs/restaurants, and train station
- Great connectivity to A14 access
- Popular outskirts of village location
- Gas central heating & UPVC double glazed

FULL DESCRIPTION

Situated on Selion Way in Elmswell, this large edge of the estate property stands on a substantial and unique plot. The property falls within the catchment area of reputable schools, making it an ideal home for families looking for a blend of luxury and practicality. Whilst this property benefits from its close reach to local amenities, the gorgeous Suffolk countryside is right on your doorstep, enjoy the best of both worlds.

On the ground floor, you are greeted by a welcoming entrance hall leading to a study, WC, modern kitchen/breakfast room with patio doors leading to the garden. A range of wall and base units with work surfaces, sink with drainer, breakfast bar, built in oven, hob with extractor over, integrated dishwasher and fridge freezer, part tiled walls, leading to the utility area where there is space and plumbing for washing machine/tumble dryer. Furthermore, there is an elegant dining room with double doors leading to the garden and adjoining to the spacious living room again via double integral doors. The ground floor provides luxurious entertaining spaces that flows seamlessly together.

The first floor boasts an extravagant landing area leading to a family bathroom complete with modern fixtures and fittings (panelled bath with handheld shower, WC, wash hand basin, part tiled walls and tiled floor). There are four substantial double bedrooms. The master bedroom features built-in wardrobes, an ensuite again complete with modern fixtures and fittings (W/C, shower cubicle, tiled walls, pedestal wash hand basin, heated towel rail). The airing cupboard houses the mega flow hot water system and linen storage, ensuring practicality and convenience.

Externally, the property offers a well-maintained front garden with a paved path and a lawned area with a shrub border. The substantial rear garden is a true highlight, with gorgeous grey sandstone patio complimenting the whole length of the garden, there is a private bar area with a brick-built pizza oven, and space for a hot tub. The garden is enclosed by panelled fencing and partially by a brick wall. Additionally, the double garage has been tastefully redesigned offering a stay-at-home gym/office/business space – The current owners have been flexible with this accommodation within their time spent here. A perfect escape away from the main property to workout or simply knuckle down on your next project. The double garage still allows enough space for one car and plenty of storage.

Tenure: Freehold

Council Tax Band: E

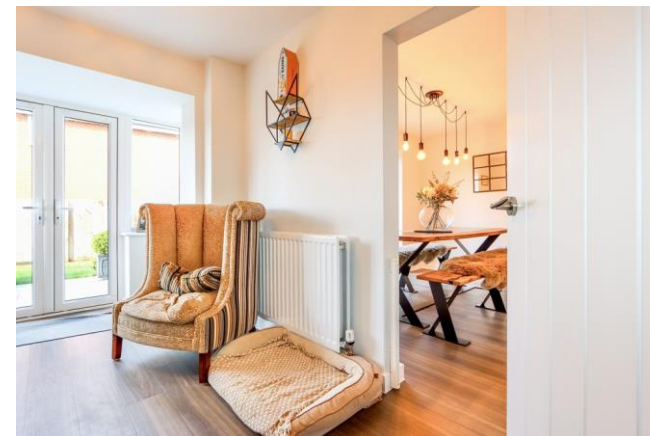
Local Authority: Mid Suffolk

Services: Mains Gas, Water and Electric

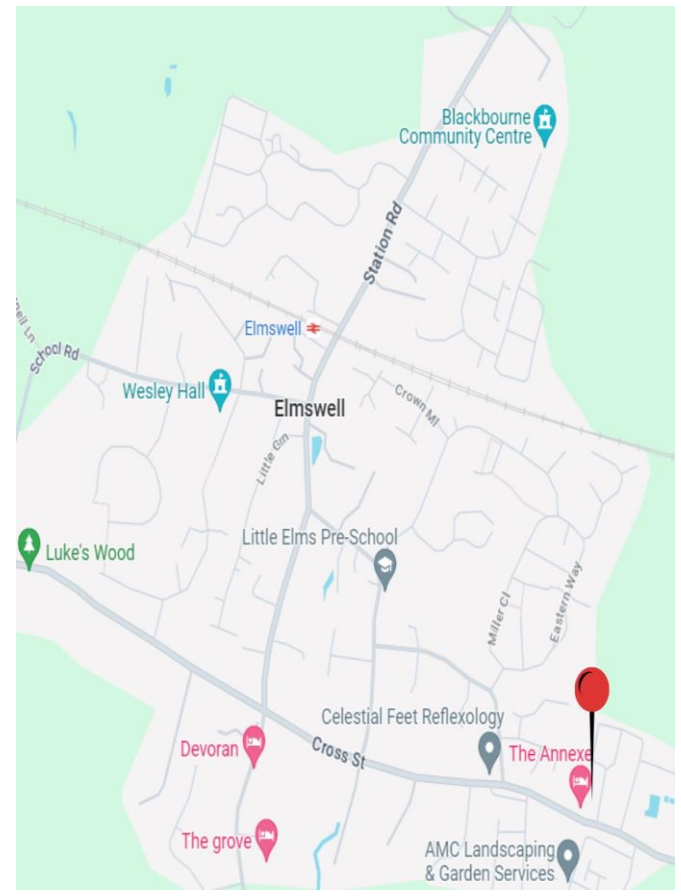
Estate Management Charge: £200 PA (paid in two instalments)

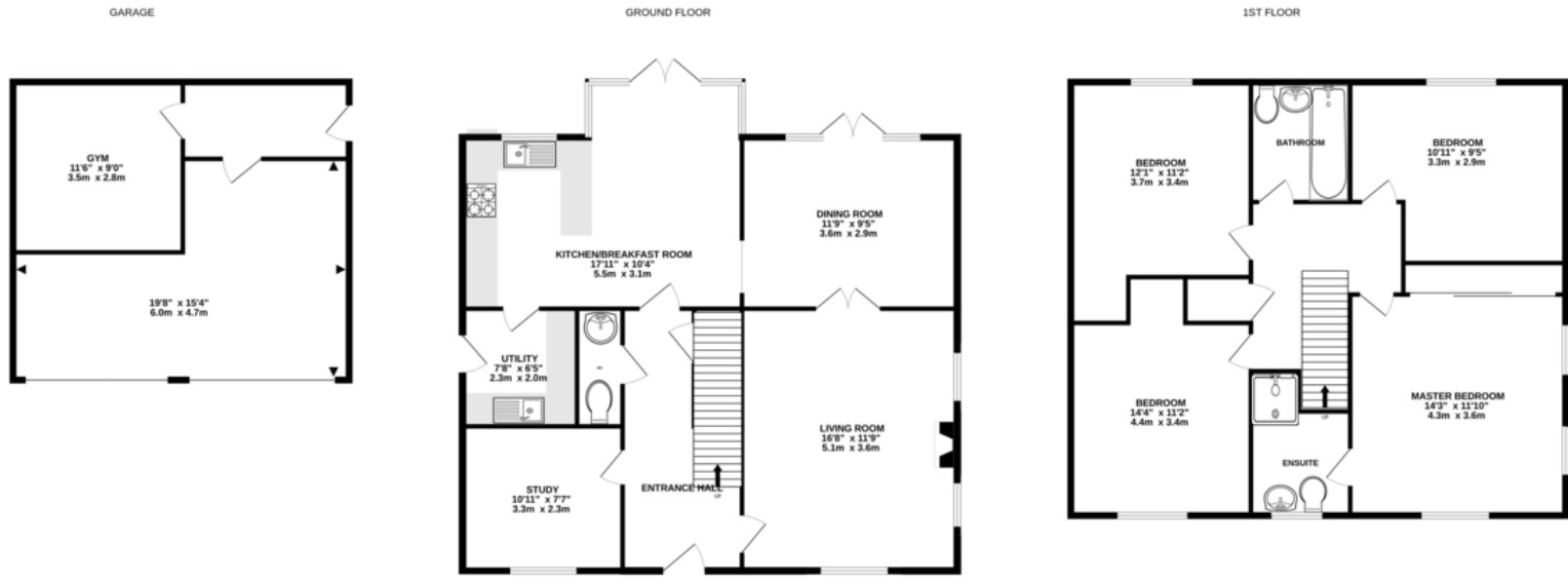
LOCATION

Situated on the outskirts of the village, the property provides easy access to picturesque walking routes across the beautiful Suffolk countryside. Additionally, offering convenient access to major trunk roads, a frequent train service and a variety of amenities such as shops, pubs/restaurants, and cafes located within the centre of the village.









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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements