

oakheart

£625,000

Offers In Excess Of
Buttenhaugh Green, Elmswell

Forming part of a private mews is this extensive and immaculate detached house built in 2021 by the widely recognised builders, Harthog Huton. It offers a perfect blend of modern efficient living and countryside charm.

This beautiful residence boasts high quality fixtures and fittings amongst thoughtful living space. Most notable is the prominent open plan kitchen/breakfast room that extends to almost 23 feet! It comprises; Quartz worktops, a kitchen island, patio tiled floor, three Velux windows, patio doors to the garden, integrated appliances, under counter lighting, multiple light systems and plenty of storage

in shaker style kitchen units. This impressive space is ideal for entertaining guests or simply relaxing with your family.

Spread across almost 2000 sq ft, this home features zonal underfloor heating on the ground floor, with electric underfloor heating in the bathrooms, ensuring a cosy and inviting atmosphere throughout. The versatile living accommodation includes a ground floor ensuite bedroom, providing convenience and flexibility for your lifestyle needs. On the first floor is an additional ensuite bedroom that is finished to an equally high standard. All bathroom suites are finished

to quality standard with tiled splash backs and spot lighting. Whilst all bedrooms boast fitted storage space.

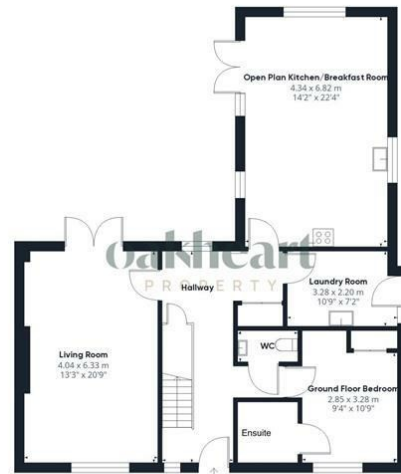
Externally the encompassing gardens are deceptively spacious, complete with a greenhouse, pond, and purpose built home office offering a vegetable patch section, lawned area, patio terrace and a separate orchard behind the garage where an array of fruit trees have been planted. Completing the outside is the sizeable detached double garage with parking on a driveway in front. The property is situated a short walk from the amenities of Elmswell Village whilst enjoying views over the fields in front.



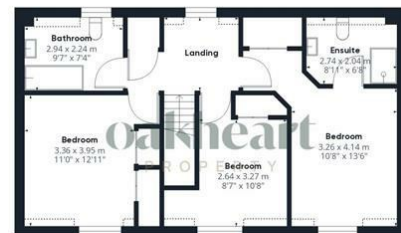








Ground Floor



Floor 1

Local Authority:
Mid Suffolk District Council

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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