



Hall Lane, Elmswell

Sheridans







## Hall Lane, Elmswell IP30 9LY

Guide Price £295,000

Welcome to this charming property located on Hall Lane in the delightful village of Elmswell. This link-detached house, built in 2019, offers a modern and comfortable living space perfect for families or those looking to settle down in a vibrant community.

As you step into the hallway, you are greeted by a bright and airy open plan kitchen and dining room, ideal for hosting gatherings and creating lasting memories with loved ones. The living room, complete with French doors leading to the garden, provides a cosy retreat.

The property boasts a master bedroom with a convenient shower en-suite. Additionally, there are two further well-appointed bedrooms, perfect for children, guests, or even a home office to suit your needs.

For those in need of storage space or looking to keep their car safe from the elements, a single garage is available. The outside utility area adds extra convenience for your day-to-day tasks.

Located in a popular village with excellent amenities, this property offers the perfect blend of

modern living and community charm. Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Elmswell.

### Outside

The house is approached along a driveway providing off road vehicle parking and access to a single garage with manual garage door and power and lighting installed inside. To the rear is a well-maintained lawned garden. There is a patio area next to the French doors which is perfect for entertaining. There is also access to the utility room from the left-hand side of the garden.

### Location

The well-served village of Elmswell is around eight miles to the East of Bury St. Edmunds and just to the North of the A14 dual carriageway which provides fast access to Ipswich, the East Coast, Bury St. Edmunds, Cambridge, the Midlands and London via the M11. Local amenities (within approx. 1.3km) include supermarket, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, public houses, parish church, preschool, primary and secondary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

- Semi-detached property set in a village with excellent amenities
- Hallway
- Open plan kitchen/dining room with access to the garden
- Cloakroom
- Dual aspect living room with French doors leading to the garden
- Master bedroom with en-suite shower room
- Two additional bedrooms
- Family bathroom
- Off street parking and garage
- Outdoor utility room attached to the garage

### Directions

When entering the village from the direction of the A14 dual carriageway. Exit the roundabout onto Church Rd, turn left onto School Rd. Then turn left onto Station Rd. Turn left onto St Edmund's Drive. Turn left onto Hall Lane and the property be found on the right-hand side.

### Services

Mains electricity, water and gas are connected. Council tax band: C. EPC Rating: B.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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