



Elmswell Road, Wetherden

Sheridans



Immaculately presented semi-detached period house providing a surprising level of much improved and extended accommodation.

Situated between the popular villages of Elmswell and Wetherden and affording far reaching farmland views, this delightful recently extended semi-detached house provides beautifully presented accommodation possessing a homely atmosphere, whilst successfully fusing modern conveniences with traditional features and characteristics found in a period home.

The property offers accommodation on the ground floor of an entrance hall, cloakroom, a light and bright dining room with patio doors to the rear garden and the property further benefits from a study. There is a good-size sitting room complete with substantial red brick fireplace with Bressummer beam above and housing the multi-fuel stove. The kitchen offers an attractive range of cream base and wall level units with built-in hob and oven, this room also offers a utility area with space and plumbing for a washing machine.

On the first floor, the three double bedrooms can be found along with the family bathroom and en-suite. The principal bedroom offers delightful views which can be

enjoyed via the Juliette balcony, this bedroom enjoys the benefit of an en-suite shower. Bedroom two, offers an attractive period fireplace. The bathroom is of a good-size and offers the benefit of both a shower and bath, the bath being of a roll top period design and the shower of a double width having rain head shower.

Outside

To the front of the property is an area of front garden and a driveway providing plenty of vehicle parking and access to the garage. The rear garden is mainly laid to lawn with a paved patio area, decking area and shrub borders and benefits from far reaching farmland views and a south westerly aspect.

Location

Wetherden has an excellent community spirit and is a desirable village with local facilities including St Marys Church, The Maypole public house, playing field and village hall. The village is ideally situated for access to the A14 dual carriageway, linking to the market towns of Bury St Edmunds and Stowmarket with its main line rail link to London Liverpool Street Station.

Directions

When leaving the village of Elmswell along the Wetherden Road, the entrance to the property will be found on the right-hand side.

- Beautifully presented three bedroom extended period house
- Ample parking and garaging
- South west facing gardens
- Farmland views
- Close to well served village and amenities
- Sitting room, dining room
- Study, cloakroom
- Kitchen breakfast room
- Principal bedroom with Juliet balcony and en-suite
- Two further bedrooms, family bathroom

<https://what3words.com/primary.extremely.gushes>

Services

Mains electricity and water. Septic tank. Heating - LPG Gas

Council Tax: Mid Suffolk Band: C

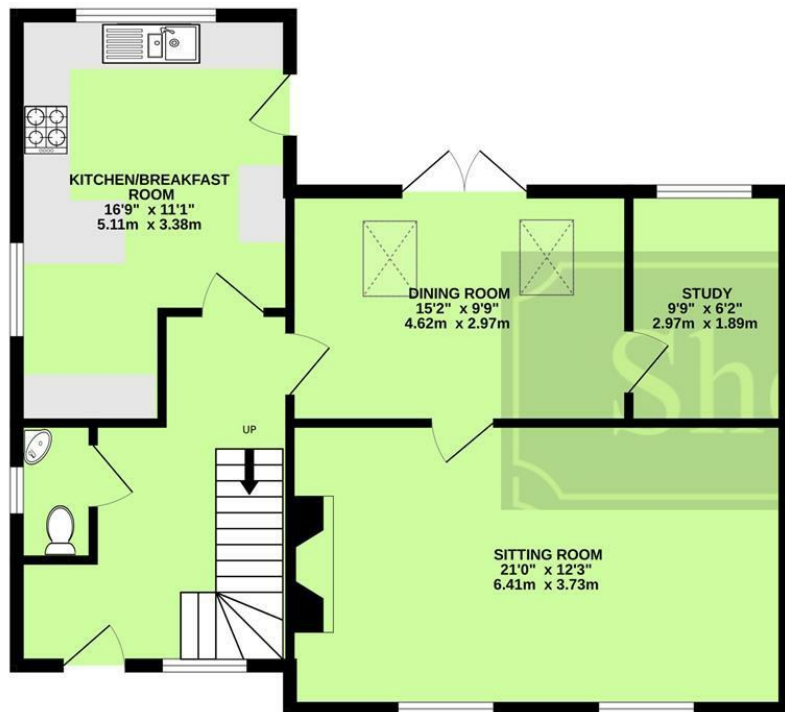
Broadband speed: Up to 17 mbps available (Source Ofcom)

Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)

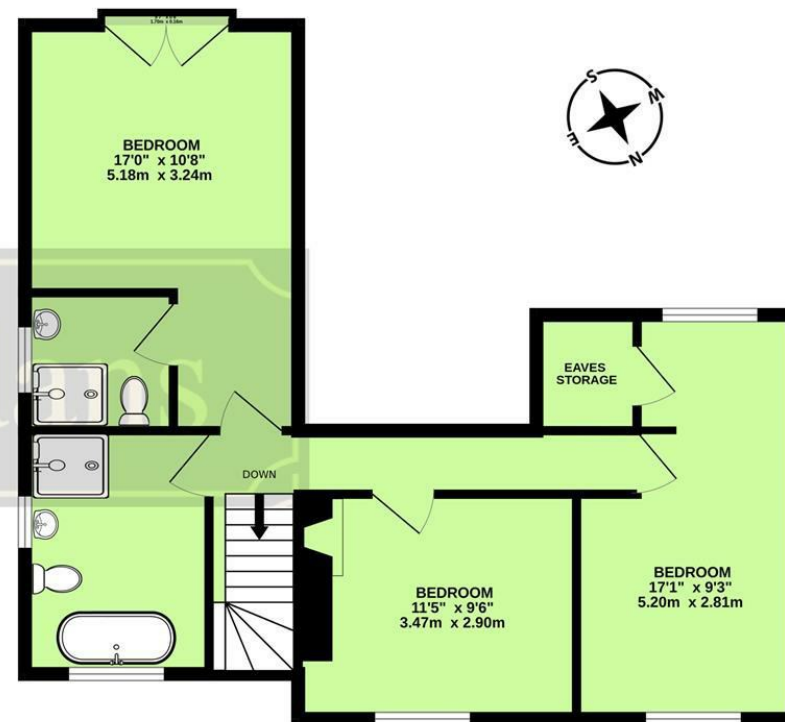
Flood Risk: Very Low Risk



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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