



**Crown Mill, Elmswell**

**Sheridans**







## Crown Mill, Elmswell IP30 9GF

Offers Over £370,000

Extremely well presented 4 bedroomed detached house in well appointed cul-de-sac location in the delightful village of Elmswell. Offered CHAIN FREE this property provides a spacious, modern living space perfect for families or those looking to settle down in a vibrant community.

Accommodation comprise composite front door opening to entrance hallway with laminate flooring, cloakroom and stairs rising. A good sized living room with UPVC double glazed bay window to front. Modern fitted kitchen with ample storage, double oven and gas hob with space for further appliances. Benefitting from separate dining room with sliding patio doors opening to garden.

The property boasts a light and airy principal bedroom with fitted wardrobes and contemporary shower en-suite. Additionally, there are three further well-appointed bedrooms, perfect for children, guests, or even a home office to suit your needs.

Good sized private garden mainly laid to lawn with patio area, mature planted borders and greenhouse. To the front is driveway for off road parking and lawned area to side. The garage is used for storage and has a useful room partitioned off.

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

Good sized private garden mainly laid to lawn with patio area and greenhouse. The gardens are stocked with an abundance of flowering plants and mature shrubs. To the front is driveway for off road parking with lawned area to side. The garage is used currently for storage with partitioned room at the back.

### 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 and primary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

### Directions

When entering Elmswell from the direction of Bury St Edmunds and the A14, proceed up Church Road and turn left into New Road. Follow the road and turn right into Cooks Road and then left into Bennett Avenue. Follow the road and turn left into Crown Mill. Follow the road where the

- CHAIN FREE
- Principal Bedroom with Fitted Wardrobes
- Ensuite
- Well Fitted Kitchen
- Dining Room
- Well Presented
- Well Stocked Garden
- Garage (used as a store)
- Gas Central Heating
- Easy Access to Amenities

property will be found on the right hand side.

<https://what3words.com/escapes.equality.whirlpool>

### Services

Mains electricity, gas, drainage and water. Heating - Gas Central Heating

Council Tax: Mid Suffolk Band: D

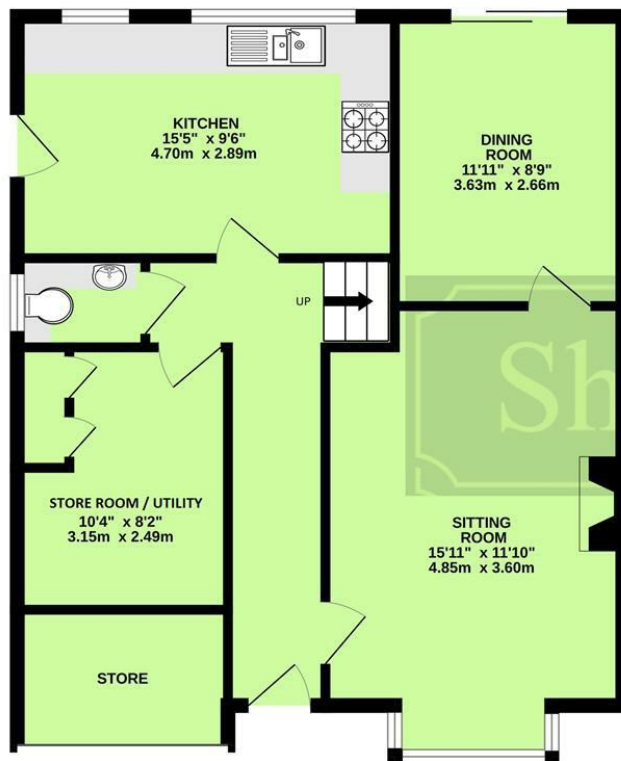
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

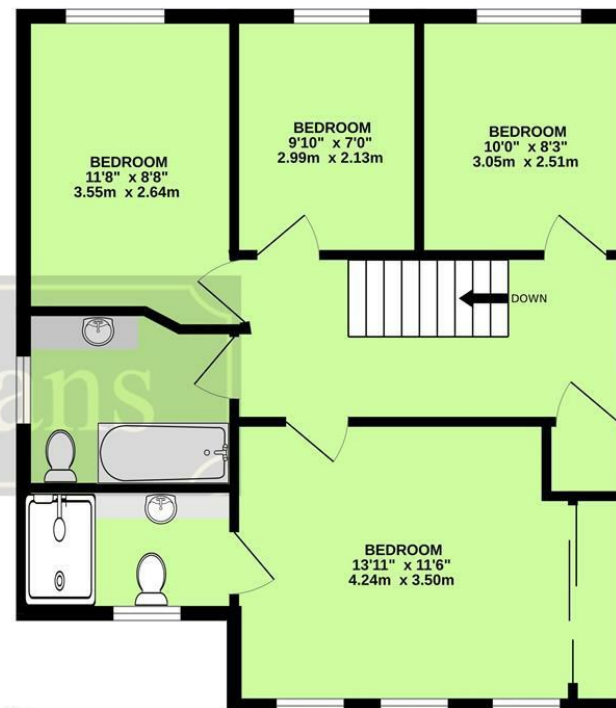
Flood Risk: Very Low Risk



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.

**Sheridans Estate Agents**

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