



Buttenhaugh Green, Elmswell

Sheridans



Buttenhaugh Green, Elmswell IP30 9HQ

Guide Price £625,000

Forming part of a private mews is this extensive and immaculate Harthog Hutton detached house was built in 2021. It offers a perfect blend of modern efficient living and countryside charm.

This immaculate high quality finish property boasts 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.

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 bright and airy 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.

Outside the encompassing gardens are deceptively spacious, complete with a greenhouse, pond, and purpose built home office which has power and light. The gardens wrap around the property offering a 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.

Location

The house is situated on the periphery of the village yet within easy reach of the excellent range of local amenities including a Co-Operative store, further convenience store, butchers, take away food outlets, veterinary practice, post office, two public houses and a railway station offering links to Cambridge and Stowmarket, which has a fast and regular service to London's Liverpool Street Station.

Directions

From the Elmswell railway station and the centre of the village, continue north out of the village along

- Beautifully presented accommodation
- Edge of village location in well served village
- Open plan kitchen/breakfast room
- Four bedrooms
- Ground floor bedroom with en-suite
- Utility room
- Wrap around garden with patio terrace
- Double garage and parking
- Vendor suited

Ashfield Road and after 1/2 a mile turn right onto Grove Lane and the house will be found on the left-hand side.

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Services

Mains electricity, gas, drainage and water.

Council Tax: Mid Suffolk Band: F

Broadband speed: Up to 36 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



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

1ST FLOOR



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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