



**St. Edmunds Drive, Elmswell, Bury St. Edmunds**

**Sheridans**



# St. Edmunds Drive, Elmswell, Bury St. Edmunds IP30 9NP

Guide Price £479,995

Impressive 4 bedroom detached family home providing immaculately presented accommodation in thriving village location.

Built in 2019 of traditional brick construction beneath a tiled roof, this detached family home provides well presented accommodation possessing a light and airy atmosphere complemented by delightful gardens, whilst situated within a popular development, on the edge of the popular and well served village of Elmswell.

Benefitting from gas fired radiator central heating and double glazing, the immaculately presented accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the spacious study and a utility/cloakroom. The sitting room is a comfortable reception room with French doors to the rear gardens and the well equipped kitchen, is fitted with an extensive range of units providing plenty of drawer and cupboard space, beneath preparation surfaces with built in appliances and doors opening to the dining room with French doors to the rear gardens.

On the first floor is a landing leading to the four bedrooms including the principal bedroom with en-suite shower room. The remaining three bedrooms are served by the family bathroom completing the first floor accommodation.

## Outside

To the front is an area of garden bordered by box hedging. A driveway provides off road vehicle parking and access to the garaging and gated access to the delightful rear gardens, stocked with an abundance of flowering plants and shrubs. The rear gardens are mostly laid to lawn and include a paved terrace, ideal for outdoor entertaining and al-fresco dining.

## 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.

## 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.

3 What Words ///seasonal.quilting.grips

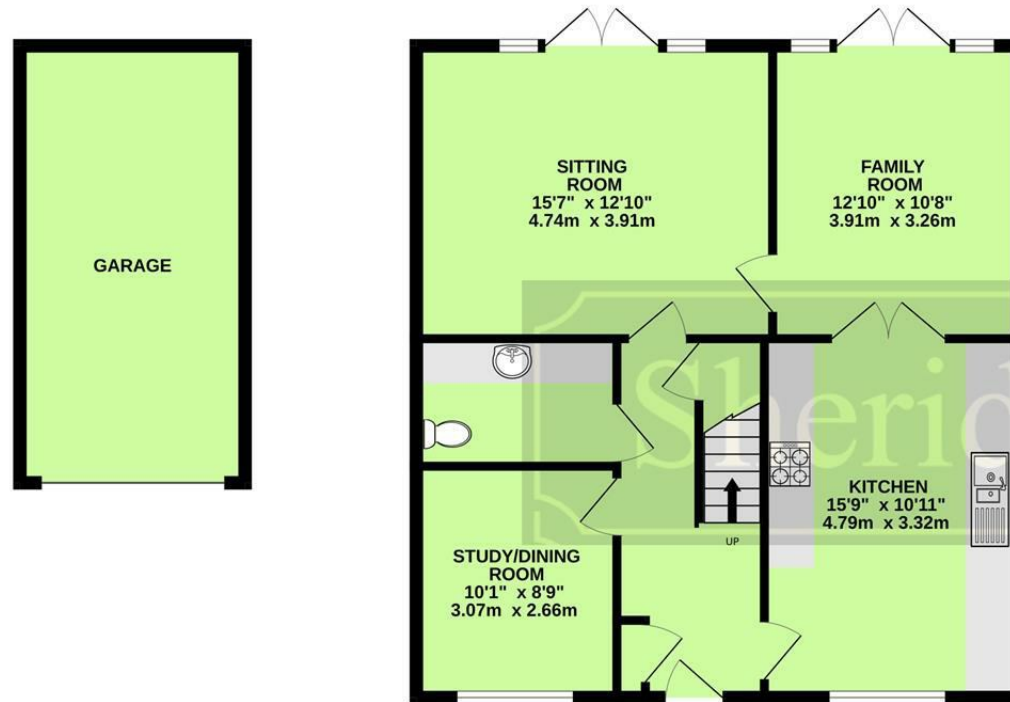
## Services

- Immaculately presented detached house in thriving village
- No onward chain
- Ample parking and garage
- Delightful rear garden
- Study
- Well equipped kitchen
- Dining room
- Utility/cloakroom
- Principal bedroom with en-suite
- Three remaining bedrooms, family bathroom

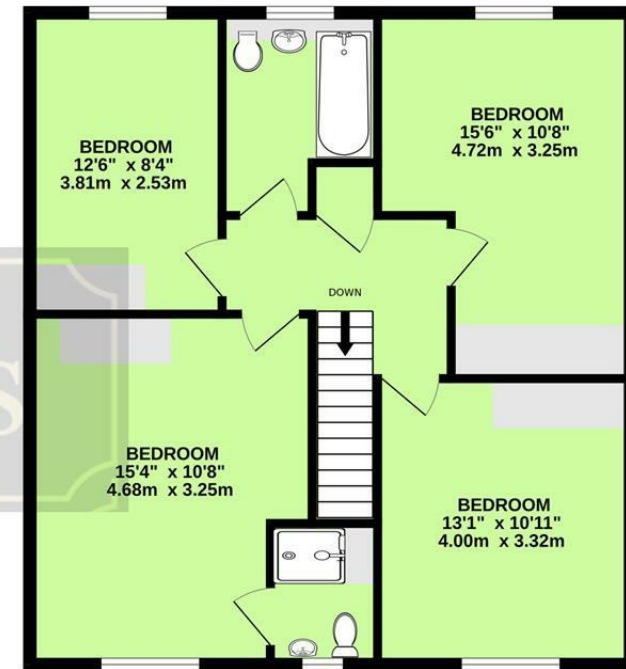
Mains electricity, water and drainage are connected.  
Gas fired radiator central heating  
Council Tax: Mid Suffolk. Band: D  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Low Risk



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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