



Church Road, Elmswell

Sheridans



Church Road, Elmswell IP30 9DY

Guide Price £795,000

Restored 5 bedroomed Edwardian family house providing beautifully arranged accommodation complemented by south facing gardens.

Understood to date back to the early 20th century and renovated in 2021, this elegant family house provides a substantial level of accommodation retaining original features, coupled with the energy efficiency that comes with a more modern home. This fine home is complemented by generous South facing gardens, whilst situated in a desirable setting in one of the area's most popular villages.

The well presented accommodation currently in brief comprises; entrance door opening to the light and airy reception hall/ family room with fireplace and tiled flooring and staircase off to first floor. Off this room is the cloakroom, shower room and useful separate utility room. The splendid dual aspect sitting room is a delightful reception room for relaxing with bay window and French doors to rear gardens and terrace and of particular note is the elegant marble fireplace with wood burning stove.

The spacious kitchen breakfast room is fitted with an extensive range of shaker style units beneath preparation surfaces, complemented by a central island and space for range oven, American style fridge freezer and windows to front and side and also doors to front and side entrance halls. The dining room is an ideal reception for entertaining with traditional tiled fireplace, bay window to side and French windows opening to rear gardens and terrace. This room could easily be opened up to the kitchen if desired in order to create a large "live in" kitchen/family/dining room.

On the first floor the long landing leads to the five bedrooms including the principal bedroom with en-suite. The four remaining bedrooms are served by two family bathrooms, completing the accommodation.

Outside

The house is approached along a driveway providing extensive vehicle parking for several cars, turning space and access to the double garaging. The South facing rear gardens are of a generous size and are mostly laid to lawn. An Indian Sandstone terrace creates an ideal area for outdoor entertaining and al fresco dining whilst enjoying the Southerly aspect.

Location

This fine home enjoys a prominent setting on the edge of the village. The well served village of Elmswell is some 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 a 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 Elmswell along Church Road from the direction of Bury St Edmunds and the A14, the entrance to St John's House will be found on the right-hand side.

Services

- Substantial family home in well served village
- Parking for several cars and double garaging
- Enclosed south facing gardens
- Sitting room with woodburner
- Utility, cloakroom, shower room
- Principal bedroom with en-suite
- Four further bedrooms, two bathrooms
- Well equipped kitchen breakfast room with island
- Separate dining room
- Reception hall/family room

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: EG

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 (Source Gov.uk)





TOTAL APPROX. FLOOR AREA 2260 SQ.FT. (210.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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