



Warren Lane, Elmswell

Sheridans



Warren Lane, Elmswell IP30 9DT

Guide Price £675,000

An individual detached five bed roomed family home providing flexible living with annexe potential, standing within large gardens situated in a well-served village location.

This superb individual detached home built of traditional brick construction beneath a tiled roof, provides a deceptive level of beautifully presented accommodation possessing a light and airy atmosphere whilst offering particularly versatile living including granny annexe. The property is situated on the very edge of the village next to farmland whilst only a short walk to the excellent range of local facilities this popular village has to offer.

Benefitting from double glazing and oil fired radiator central heating, the spacious accommodation currently in brief comprises of an entrance door opening to a huge reception hall creating a spacious first impression with stairs off to first floor. A pair of double doors open from the reception hall to the comfortable sitting room with its feature fireplace, dual aspect windows and French doors to gardens. The spacious 23ft kitchen/dining room is fitted with an excellent range of units providing plenty of drawer, cupboard and appliance space beneath preparation surfaces. French doors lead to the rear terrace and gardens and the separate utility room could also be used as an annexe kitchen if desired as has previously.

The three ground floor bedrooms are all of a good size and an en-suite shower room and a family bathroom with bath and separate shower enclosure, completes the ground floor accommodation.

On the first floor is a small landing leading to the two further bedrooms (largest with wall-to-wall fitted wardrobe cupboards),

both of which are served by a family bathroom with bath and separate shower enclosure, completing the first floor accommodation.

Outside

The property is approached along a shared private driveway providing plenty of vehicle parking, turning space and access to a detached double garage. The generous gardens extend to the front, side and rear and are mostly laid to lawn complemented by various flowering plants, shrubs and trees. There is a greenhouse and to the rear of the property, a paved terrace creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The property enjoys a delightful setting close with open views to the side whilst situated within a short walk to the heart of the village. 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 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 Elmswell from the direction of the A14 dual carriageway, proceed up Church Road and turn right into Warren Lane, where the driveway leading to the property is the last on the left next to farmland.

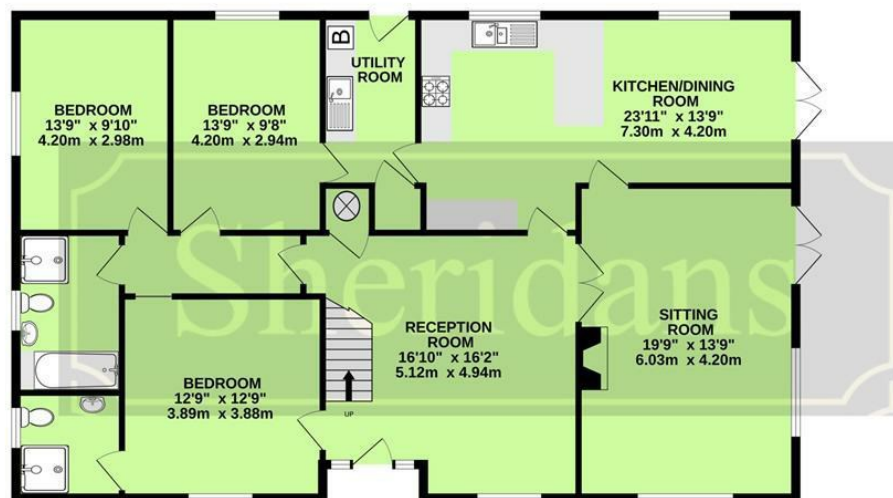
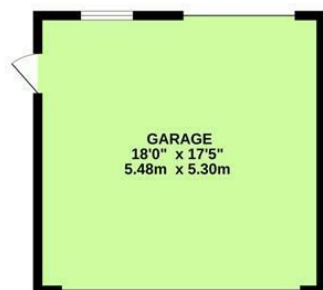
Services

- Immaculately presented individual home
- Versatile living
- Generous wrap around gardens
- Plenty of parking, double garaging
- Huge reception hall
- Sitting room
- Kitchen/dining room, utility
- Potential for self contained annexe accommodation
- Three ground floor bedrooms, en-suite shower, family bathroom
- Two first floor bedrooms, bathroom

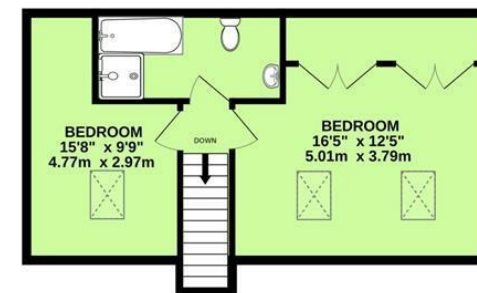
Mains electricity and water are connected. Private drainage. Oil fired radiator central heating. Council tax band: E. EPC rating: E
Council Tax - Mid Suffolk Band E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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