

BUCKS

PROPERTY AGENTS



31 Mill Gardens, Elmswell, Bury St. Edmunds, IP30 9DQ

Price £280,000

- Two Bedrooms
- Cloakroom
- Gas Radiator Central Heating
- Combi Boiler In Loft
- Off Road Parking For Three Vehicles
- Mid Terraced Bungalow
- UPVC Windows
- Wooden Internal Doors Throughout
- Low Maintenance Rear Garden
- Village Location

31 Mill Gardens, Bury St. Edmunds IP30 9DQ

Nestled in the charming village of Elmswell, Bury St. Edmunds, this delightful mid-terraced bungalow at Mill Gardens offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the modern kitchen/diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings or intimate meals. The bungalow features two bathrooms, ensuring that both residents and guests have their own private facilities, enhancing the overall convenience of the home. The low maintenance garden is a delightful outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep. For those with vehicles, the property offers off-road parking for up to three vehicles, a rare find that adds to the appeal of this lovely home.

Mill Gardens is situated in a peaceful neighbourhood, providing a serene environment while still being within easy reach of Elmswell offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor. This bungalow is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a desirable location. Don't miss the chance to make this charming property your new home.



Council Tax Band: B



Entrance Hall

With access to half boarded loft which houses the Combi boiler, door to leading to outside and two radiators.

Cloakroom

With low level W/C, basin and tiled floor.

Sitting Room

With French door leading to the rear illuminating the room with natural light, TV point and radiator.

Kitchen/Diner

With window to front and side, range of high and low units, stainless steel butler sink, tiled splashbacks, island with storage, gas hob with extractor hood and fan, double oven at eye level, integrated dishwasher, plumbing for washing machine, vinyl floor and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to front, wardrobes to one wall with mirrored doors and radiator.

Bathroom

With bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, tiled floor and heated towel rail.

Outside

To the front of the property is a shingle driveway providing off road parking for three vehicles. To the rear of the property is a garden comprising of patio area ideal for outside entertaining, artificial grass, shingle, raised sleepers shrub borders, shed and for privacy and seclusion is fenced all round.



Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd Turn right onto Creeping Rd E Turn left onto Mill St Turn left to merge onto A14 towards Bury/St. Edmunds At junction 49, take the A1308 exit to Stowmarket/Haughley/Wetherden At Tot Hill Jct, take the 2nd exit onto A1308 At Tot Hill Jct, take the 1st exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Continue onto Wetherden Rd Turn left onto Mill Gardens Destination will be on the right Arrive: Mill Gardens, Elmswell, Bury Saint Edmunds IP30 9DQ, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	