

DRAFT DETAILS
28 BLACKBOURNE ROAD, ELMSWELL
BURY ST. EDMUNDS
IP30 9UH

We are pleased to present: An established modern semi-detached house, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Hall, Lounge, Dining Room, Re-fitted Kitchen, 3 Bedrooms, Bathroom, Front & Landscaped Rear Gardens, Garage, Generous Parking, **VIEW ASAP.**



2262

Price Guide £275,000

ENTRANCE HALL, LOUNGE, DINING ROOM, RE-FITTED KITCHEN, 3 BEDROOMS, BATHROOM, GARAGE, GENEROUS PARKING, FRONT & LANDSCAPED REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, POPULAR AREA, CONVENIENT FOR STATION AND A14, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and Woolpit, and at the roundabout, take the second exit towards the village. Proceed up the hill, and turn left just after the church, into School Road. Continue along, passing the pub, and cluster of shops, and turn left at the T-junction, opposite the CoOp and Post Office. Continue past the station, over the level crossing into Station Road, and proceed past the Butchers, General Store and Nursery. Turn right into Blackbourne Road, and proceed along, towards the end, where the property is located on the right.

DESCRIPTION : This established modern property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including a re-fitted kitchen and hard landscaping the garden, resulting in a super seating and entertaining area.

This property, which is located conveniently for a children's recreation area, and the Blackbourne Community Centre, together with nearby shops and the station, would suit first-time buyers, a family, or investment purchaser, therefore viewing is recommended at the earliest opportunity.

ENTRANCE HALL : Approached via outside canopy, with replacement composite part glazed front door. Stairs to first floor, tiled floor, telephone point, consumer unit, radiator.

LOUNGE : 14'10" x 12'3" (4.52m x 3.73m) Wood laminate floor, TV point, two radiators, UPVC window to front. Arch to:

DINING ROOM : 8'1" x 7'2" (2.46m x 2.18m) Wood laminate floor, radiator, UPVC sliding patio door to rear garden.

KITCHEN : 8'1" x 7'9" (2.46m x 2.36m) Re-fitted with white 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with cooker canopy over, built-in electric oven/grill, integrated dishwasher, integrated fridge, wine racks, drawers, understairs storage/larder cupboard, UPVC window to rear, replacement composite part glazed door to side.

FIRST FLOOR LANDING : Built-in airing cupboard housing wall mounted gas combination boiler, radiator, UPVC window to side.

BEDROOM 1 : 10'10" x 8'6" + door recess (3.30m x 2.59m + door recess) Built-in double wardrobe, TV point, telephone point, radiator, UPVC window to rear.

BEDROOM 2 : 10'3" x 8'6" + door recess (3.12m x 2.59m + door recess) Radiator, UPVC window to rear.

BEDROOM 3 : 6'10" x 6'9" (2.08m x 2.06m) Loft access, radiator, UPVC window to front.

BATHROOM : 6'7" x 5'7" (2.01m x 1.70m) White suite comprising panelled bath with glazed screen and shower controls, wc, pedestal wash basin, fully tiled walls, tiled floor, chrome vertical radiator/towel rail, UPVC frosted window to rear.

OUTSIDE : To the front, the garden area is enclosed by picket fencing, being laid to shingle, providing parking space for one car. A driveway provides vehicular standing for up to three cars, and leads to a **DETACHED GARAGE: 16'11" x 8'2" (5.16m x 2.49m)**, with up and over style door, plumbing for washing machine, space for tumble dryer, consumer unit, power and light connected, and personal door to the side. Double gate provide side access to the rear garden, which offers a good level of privacy. This is enclosed by fencing, having been landscaped, and laid to large paved patio and seating area, with artificial lawn, borders, **TIMBER SHED** and outside water tap. There is a gate leading to an enclosed area, adjacent to the Garage, suitable for bins and other storage.

AGENT'S NOTE: One benefit of this particular area, being more established, is that there are no annual maintenance and management charges, unlike many newer developments.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

VILLAGE & AREA : Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

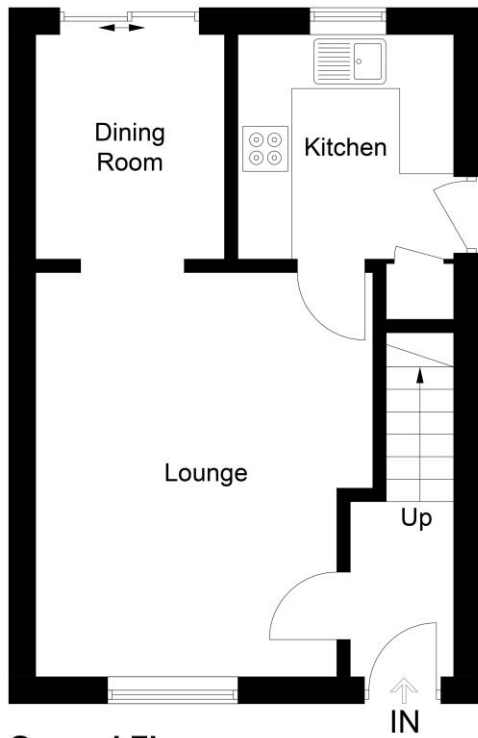
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



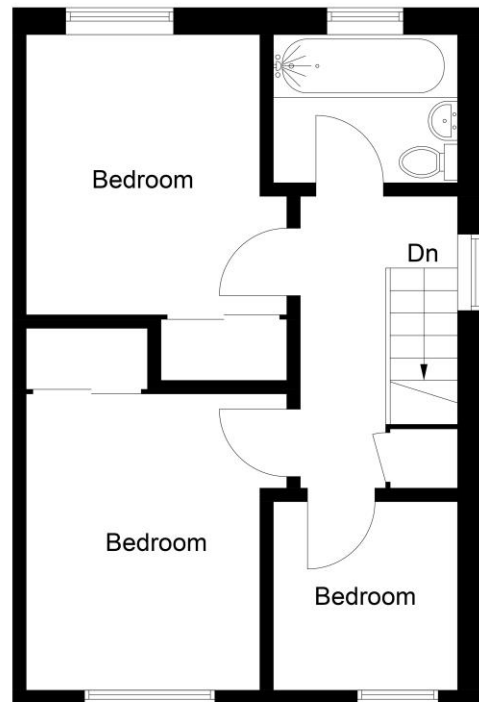


28 Blackbourne Road, Elmswell. IP30 9UH

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)

28 Blackbourne Road Elmswell BURY ST. EDMUNDS IP30 9UH	Energy rating C	Valid until: 9 July 2034
		Certificate number: 1900-2801-0522-3394-3343

Property type	Semi-detached house
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.