



Elliston Close, Elmswell, Bury St. Edmunds, IP30 9DW

Price Guide £275,000



## DRAFT DETAILS

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We are pleased to present: An established improved semi-detached house in this popular, well-served village, east of Bury St Edmunds. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Re-fitted Bathroom, Garage in a Block, Extensive Driveway & Parking Area - Scope for another Garage or Extension (stp), Good Size S-E Facing Rear Garden, Close to amenities, Station & A14, VIEW ASAP.

## DESCRIPTION

This established modern property presents with brick elevations and a tiled roof. It has benefitted from improvements over the years, with works including a re-fitted bathroom, replacement UPVC windows and doors, together with a replacement gas boiler. There is the added benefit of a Garage in a block and generous parking, with scope to extend this. There is also the possibility of extending the property, or providing further garaging, subject to planning permission.

This property, which is located conveniently for the Primary School, together with nearby shops, the station and A14, would suit first-time buyers, a family, or investment purchaser, therefore viewing is recommended at the earliest opportunity.



## DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and proceed up the hill, passing the church. Continue along Church Road and turn left into Cooks Road. Proceed along and turn right into Bennett Avenue. Continue along towards the end, passing William Armstrong Close, and turn left into Elliston Close, where the property is located immediately on the right.

## ENTRANCE HALL

Approached via a gabled outer canopy and replacement composite part glazed panelled front door, with glazed side panel. Wood-effect vinyl floor, stairs to first floor, radiator.

## LOUNGE 14'5" X 12'4" (4.39M X 3.76M)

Wood-effect vinyl floor, telephone point, understairs storage cupboard housing consumer unit, radiator, UPVC window to front. Feature brick wall with arch opening to:

## DINING ROOM 8'10" X 8'5" (2.69M X 2.57M)

Feature brick wall with arch opening to Lounge, wood-effect vinyl floor, vertical radiator, UPVC glazed double doors to rear garden. Arch to:

## KITCHEN 8'9" X 8'8" (2.67M X 2.64M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with 'Swan-neck' style mixer tap with flexi-hose, inset gas hob with stainless steel cooker canopy over and built in electric double oven/grill, space for fridge/freezer, plumbing for slimline dishwasher, plumbing for washing machine, glazed display cabinet, cupboard housing replacement gas boiler, wood-effect

vinyl floor, concealed lighting, vertical radiator, UPVC window to rear, UPVC part glazed door to rear garden.

## FIRST FLOOR LANDING

Loft access, built-in airing cupboard housing wall hot water tank.

## BEDROOM 1 11'8" X 9'9" + DOOR RECESS (3.56M X 2.97M + DOOR RECESS)

Radiator, UPVC window to rear.

## BEDROOM 2 9'6" X 8'9" + DOOR RECESS (2.90M X 2.67M + DOOR RECESS)

Radiator, UPVC window to front.

## BEDROOM 3 8'6" X 6'6" INC STAIR BULKHEAD (2.59M X 1.98M INC STAIR BULKHEAD)

L-shaped room. Fitted cabin bed over stair bulkhead, radiator, UPVC window to front.

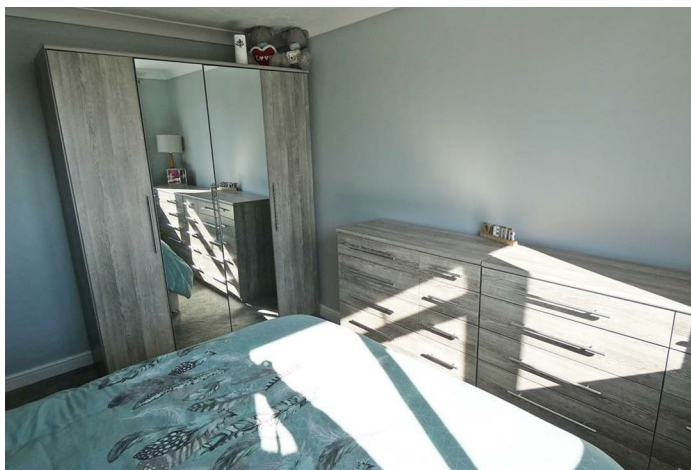
## BATHROOM 7'6" X 5'6" (2.29M X 1.68M)

Re-fitted with white suite comprising panelled bath with shower unit over, pedestal wash basin with mixer tap, wc, tiled splashbacks, tiled floor, downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

## OUTSIDE

This property is set within a corner plot, and the front garden is laid to shingle, with an external power socket and path to the front door, To the side there is a generous block paved and shingle driveway, providing vehicular standing for up to three cars. This leads down the side of the property, where there is a good size area of lawn, which offers potential to produce further parking space. The good size SOUTH-EAST facing rear garden is enclosed by fencing and brick





wall, affording a good level of privacy. This is laid principally to lawn with a good size raised decking area, paved patio area, external power socket and timber SHED. A gate provides rear pedestrian access to a passageway, which leads round to an area, where there is a GARAGE in a block, with up and over style door.

**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 B.

### ELMSWELL & 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.

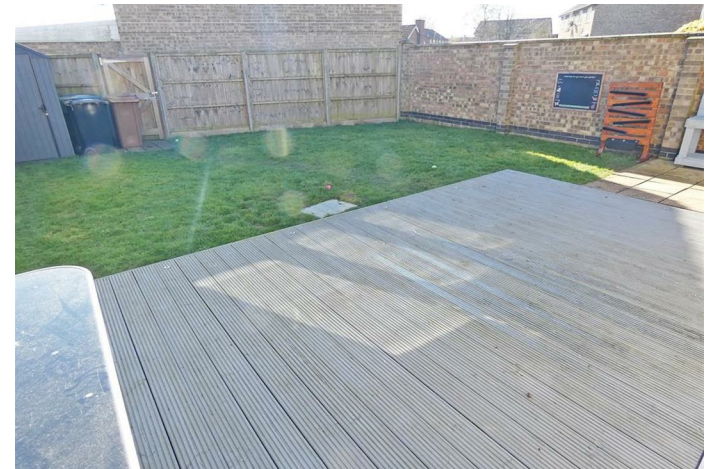
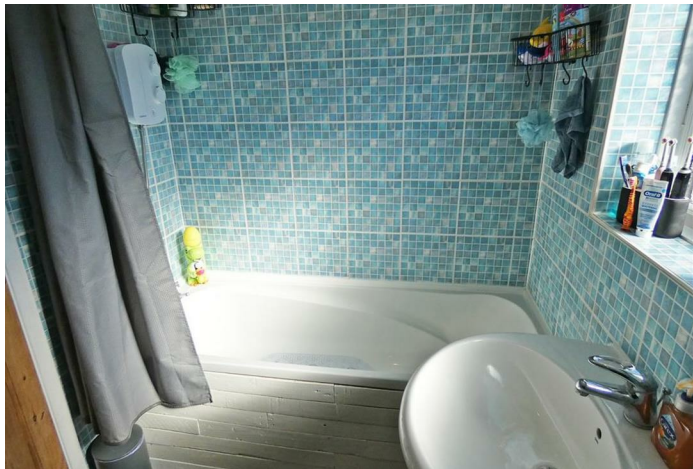
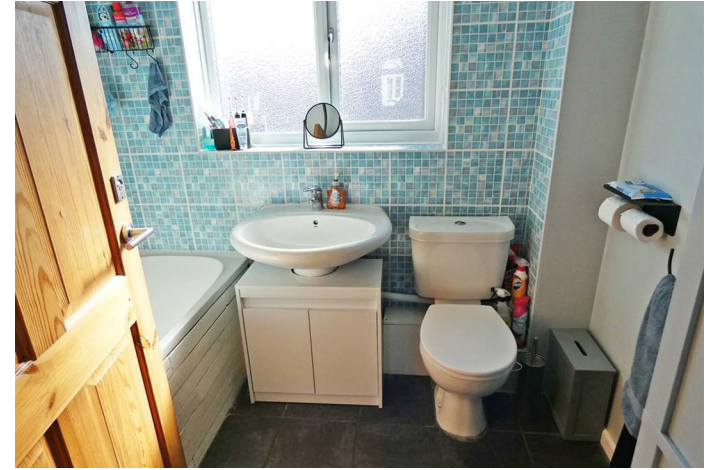
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### TRANSPORT LINKS

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.

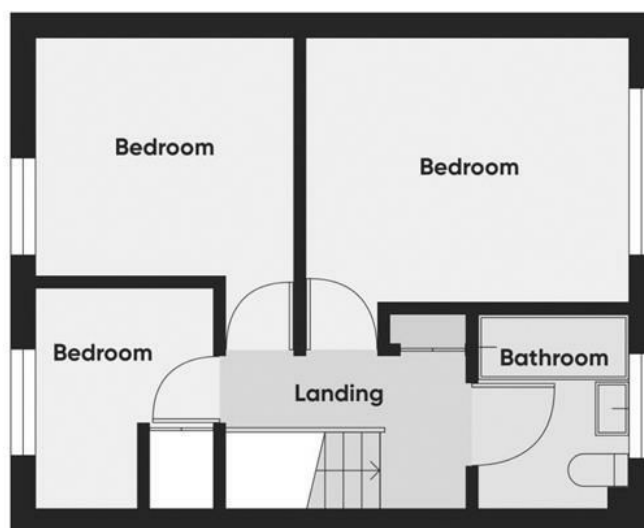
### OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>






## FLOORPLAN



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 illustration 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.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

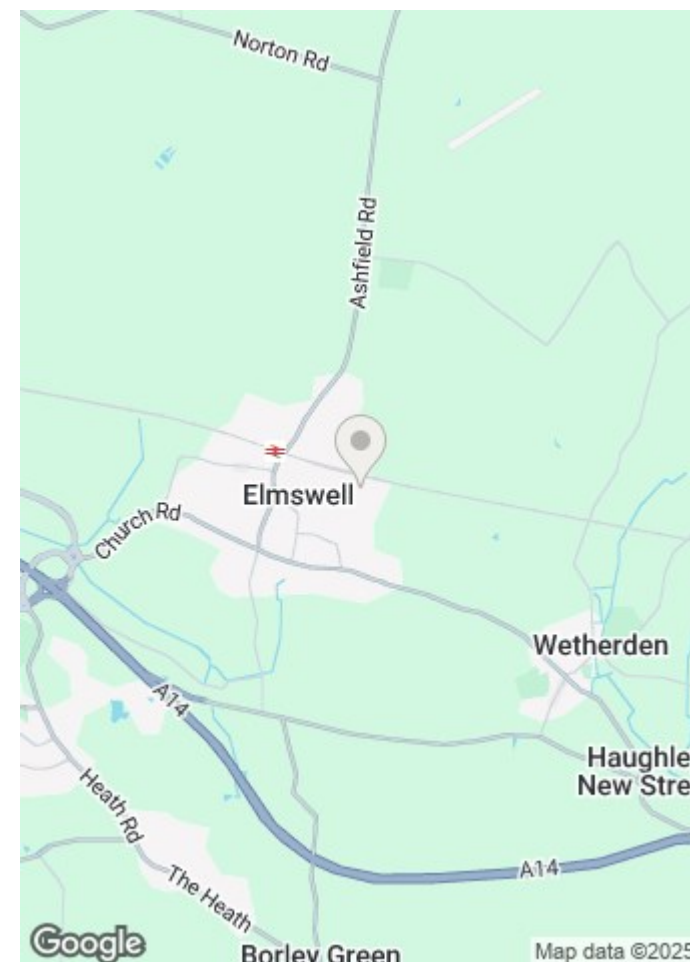
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## PROPERTY SUMMARY

- **ELMSWELL**
- **ENTRANCE HALL**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **3 BEDROOMS**
- **RE-FITTED BATHROOM**
- **GARAGE IN A BLOCK, EXTENSIVE DRIVEWAY & PARKING AREA - SCOPE FOR ANOTHER GARAGE OR EXTENSION (STP), GOOD SIZE SOUTH-EAST FACING REAR GARDEN**
- **PINE UPSTAIRS INTERNAL DOORS, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING**
- **POPULAR AREA, WELL-SERVED VILLAGE, CONVENIENT FOR AMENITIES, STATION & A14, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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.