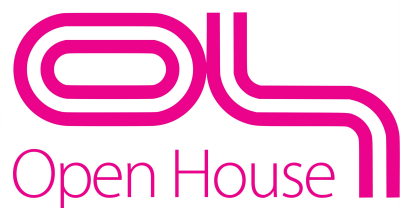


Pyes Meadow, Elmswell, BURY ST. EDMUNDS, IP30 9UF
Price Guide £318,000



DRAFT DETAILS

Pyes Meadow, Elmswell, BURY ST. EDMUNDS, IP30 9UF

Price Guide £318,000

We are pleased to present: A spacious modern detached house on a popular development, in well-served village, East of Bury St Edmunds. Porch, Lounge, Dining Room, Conservatory, Kitchen, Inner Hall, Cloakroom, 3 Bedrooms - 1 En-Suite, Bathroom, Large SE Facing Rear Garden, Garage, Generous Parking, NO CHAIN, 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 the addition of a Conservatory, fitting of UPVC double glazing, a composite front door and UPVC roofline. It is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home, owing to the fact that it now needs some further updating and cosmetic refurbishment. Instead of paying top money, and buying a home which has been finished to someone else's specification, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes, and therefore viewing is recommended at the earliest opportunity. This presents an excellent opportunity for someone wishing to 'put their own stamp' on a property, in this well served and popular village, with a station and convenient for the A14.

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 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. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Turn right into Blackbourne Road and then take the second right turning into Borley Crescent, continue along and turn right into Pyes Meadow, where the property is located on the left.

ENTRANCE PORCH

Approached via a replacement composite part glazed front door. Door to:

LOUNGE 13'10" INC TO 16'1" INTO BAY X 11'8" (4.22M INC TO 4.90M INTO BAY X 3.56M)

TV point, radiator, UPVC bay window to front. Part glazed panelled double doors to:

DINING ROOM 9'7" X 8'10" (2.92M X 2.69M)

Radiator, UPVC sliding patio doors to:

CONSERVATORY 13'9" X 9'8" (4.19M X 2.95M)

Brick wall to one side, wood effect floor, wall light points, glass roof, UPVC windows to side and rear, UPVC glazed double doors to rear garden.

KITCHEN 9'10" X 8'9" (3.00M X 2.67M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, gas cooker point with cooker hood over, space for fridge or freezer, plumbing for washing machine, wall mounted Viessmann gas boiler, extractor fan, radiator, UPVC window to rear, UPVC part glazed door to Conservatory.

INNER HALL

Stairs to first floor.

CLOAKROOM

Suite comprising wc, corner wash basin, tiled splashbacks, radiator, extractor fan (not working).

FIRST FLOOR LANDING

Access to loft space with ladder and light, built-in airing cupboard housing hot water tank, UPVC window to side.

BEDROOM 1 12'10" X 10'8" RED TO 8'9" (3.91M X 3.25M RED TO 2.67M)

Radiator, UPVC window to rear.

EN-SUITE 5'7" X 3'8" + SHOWER DEPTH (1.70M X 1.12M + SHOWER DEPTH)

Suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, extractor fan (not working), radiator, UPVC frosted window to rear.

BEDROOM 2 10'8" X 10'3" (3.25M X 3.12M)

Radiator, UPVC window to front.

BEDROOM 3 9'1" X 7'1" (2.77M X 2.16M)

Radiator, two UPVC windows to front.

BATHROOM 9'1" X 5'2" (2.77M X 1.57M)

Suite comprising panelled bath, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to rear.

OUTSIDE

To the front of the property the garden is partly enclosed by picket fencing, being laid mainly to lawn with borders. A driveway, together with a shingle area, provides vehicular standing for up to three cars, with scope for more parking space, if the lawn was removed. This leads to a part-integral GARAGE: 16'0" x 8'11" (4.88m x 2.72m), with up and over style door, power and light connected, and consumer unit. To the rear, the good size SOUTH-EAST FACING garden is enclosed by fencing and laid principally to lawn with borders, paved patio area, circular cobble block seating area, TIMBER SHED, and outside water tap. There is a COVERED LEAN-TO at the side, providing storage space.





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 D.

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.

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.

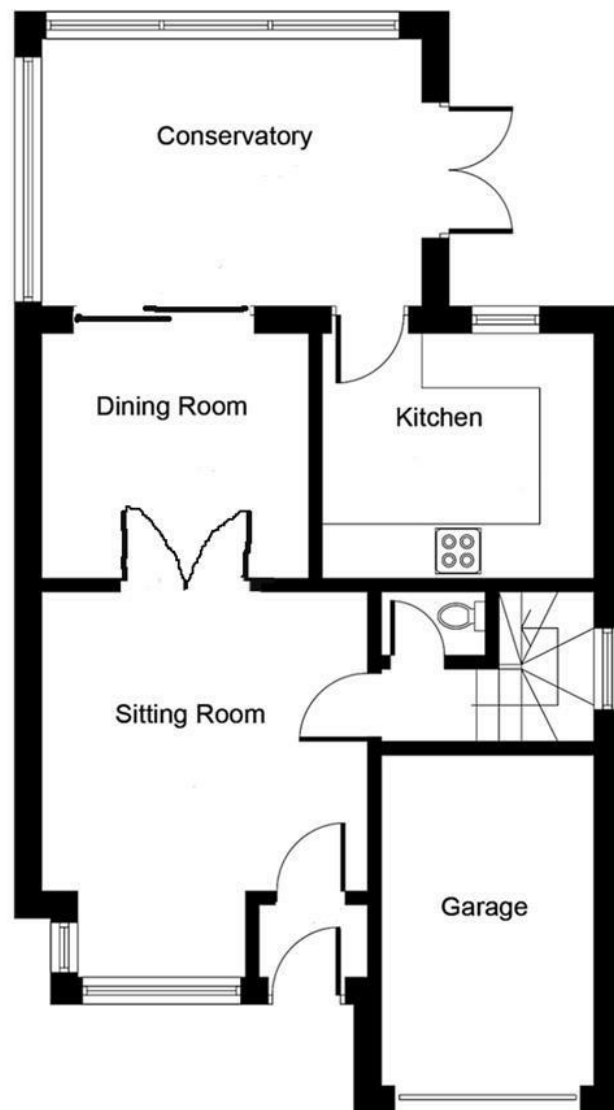
OFCOM BROADBAND AND MOBILE

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

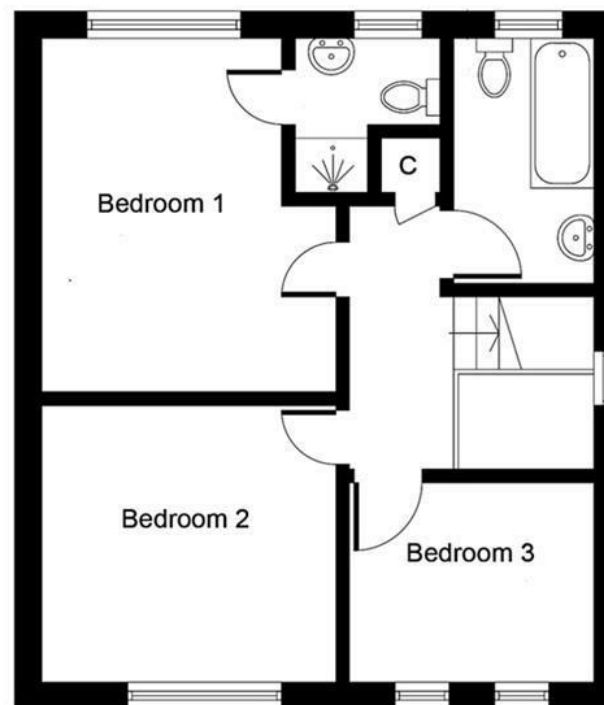




FLOORPLAN



Ground Floor
Approximate Floor Area
(Excluding Garage)
547 Sq. ft.
(50.8 Sq. m.)




First Floor
Approximate Floor Area
466 Sq. ft.
(43.3 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 or tenant. 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) A		
(81-91) B		84
(69-80) C	69	
(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	



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

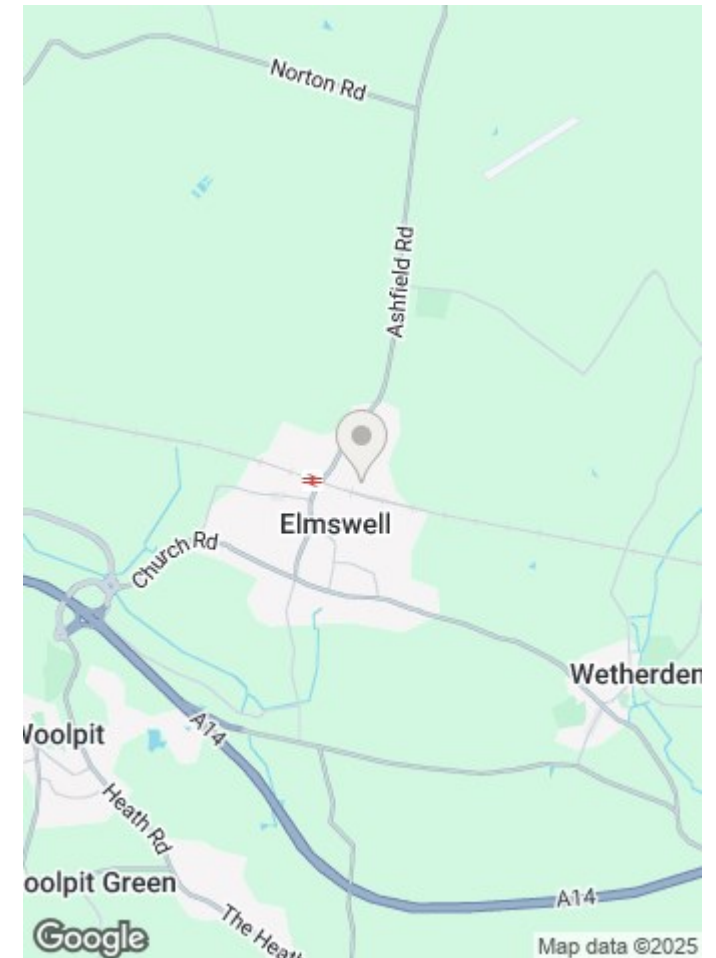
Mobile: 07803 138 123

Email: info@coakleyandtheaker.co.uk

www.coakleyandtheaker.co.uk

PROPERTY SUMMARY

- **ELMSWELL**
- **PORCH, LOUNGE WITH BAY WINDOW**
- **DINING ROOM**
- **CONSERVATORY**
- **KITCHEN**
- **INNER HALL, CLOAKROOM**
- **3 BEDROOMS - 1 EN-SUITE**
- **BATHROOM**
- **FRONT & LARGE SOUTH-EAST-FACING REAR GARDEN, GARAGE, GENEROUS PARKING, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING**
- **POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR AMENITIES, TRAIN STATION & A14, SPACIOUS ACCOMMODATION, NO CHAIN, EARLY VIEWING ADVISED**



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** 



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.

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.