



Oxer Close, Elmswell, Bury St. Edmunds, IP30 9UE

£349,995



## DRAFT DETAILS

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We are pleased to present: An extended, well presented modern detached house, on popular development, in well-served village, East of Bury St Edmunds. Hall, Lounge, Study/Playroom, Re-fitted Kitchen/Breakfast Room, Dining Room, Inner Lobby, Utility Room, Cloakroom, 4 Bedrooms - 1 En-Suite, Bathroom, Generous Parking, Front & Good Size Rear Gardens, **VIEW ASAP**.

### DESCRIPTION

This well presented, spacious modern extended property presents with brick elevations and a tiled roof. It has undergone many improvements, including a re-fitted Kitchen/Breakfast Room, resulting in a well proportioned home with a high specification. It is located conveniently for the Primary School, village amenities, station and the A14, and would suit a family, or investment purchaser, therefore, we would recommend viewing 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. Turn right into Oxer close, and at the roundabout, take the second exit. Follow the road around the bend, where the property is located on the left.

### HALL

Approached via a replacement composite part glazed front door with glazed side panel. Wooden floor, telephone point, stairs to first floor, replacement consumer unit, modern vertical radiator.



**LOUNGE 13'10" X 13'0" MAX (4.22M X 3.96M MAX)**

TV point, radiator, UPVC bow window to front.

**STUDY/PLAYROOM 7'9" MAX X 7'8" (2.36M MAX X 2.34M)**

Formerly a front section of the now converted Garage. Wooden floor, radiator, UPVC window to front.

**KITCHEN/BREAKFAST ROOM 20'7" X 9'8" (6.27M X 2.95M)**

Re-fitted with high gloss grey base and wall mounted units, work surfaces and splashback upstands, inset single bowl sink with mixer tap, inset Bosch induction hob, built-in twin Bosch electric ovens/grills, integrated Neff dishwasher, integrated Bosch fridge, breakfast bar, pan drawers, wood effect vinyl floor, built-in understairs shelved cupboard, LED downlights, telephone point, modern vertical radiator, door to Inner Lobby, UPVC window to rear, open to:

**DINING ROOM 9'1" X 7'4" (2.77M X 2.24M)**

Wood effect vinyl floor, UPVC window to rear, UPVC glazed double doors to rear garden.

**INNER LOBBY**

Wood effect vinyl floor, UPVC part glazed door to side.

**UTILITY ROOM 8'4" X 7'10" (2.54M X 2.39M)**

Formerly a rear section of the now converted Garage. Base and wall mounted units, work surfaces, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, LED downlights, Worcester oil boiler, radiator.

**CLOAKROOM 6'8" X 3'6" (2.03M X 1.07M)**

Re-fitted with white suite comprising wc, rectangular wash basin with mixer tap, wood laminate floor, radiator, UPVC frosted window to side.

**FIRST FLOOR LANDING**

Loft access, built-in airing cupboard with radiator.

**BEDROOM 1 18'3" X 7'3" (5.56M X 2.21M)**

Loft access, LED downlights, radiator, UPVC window to front.

**EN-SUITE 7'2" INTO SHOWER X 4'11" (2.18M INTO**

**SHOWER X 1.50M)**

White suite comprising tiled double walk-in shower enclosure with shower controls and both fixed and flexi-heads, wc, vanity unit with freestanding circular wash basin with mixer tap, tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**BEDROOM 2 12'0" X 9'4" + DOOR RECESS (3.66M X 2.84M + DOOR RECESS)**

Built-in triple wardrobes, TV point, radiator, UPVC window to front.

**BEDROOM 3 9'10" X 9'5" + RECESS (3.00M X 2.87M + RECESS)**

Radiator, UPVC window to rear.

**BEDROOM 4 9'2" MAX X 6'7" MAX (2.79M MAX X 2.01M MAX)**

L-shaped room. Built-in overstairs bulkhead airing cupboard housing hot water tank, radiator, UPVC window to front.

**BATHROOM 6'4" X 6'2" (1.93M X 1.88M)**

White suite comprising P-shaped panelled bath with glazed screen and shower controls over, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, LED downlights, shaver point, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**OUTSIDE**

To the front the open-plan garden is laid to shingle with inset trees and shrubs, and an external power socket. A block paved driveway which extends to the side, provides vehicular standing for at least three cars. Side access leads to the good size rear garden. This offers a good level of privacy, being enclosed by fencing and laid principally to lawn with slate chipping borders, generous paved patio area, slate chipping seating area, TIMBER SHED, plastic oil tank and outside water tap.





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

**AGENT'S NOTE:** One benefit of this particular area, being more established, is that we understand 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 EDMUND & 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 DISCLAIMER

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 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.

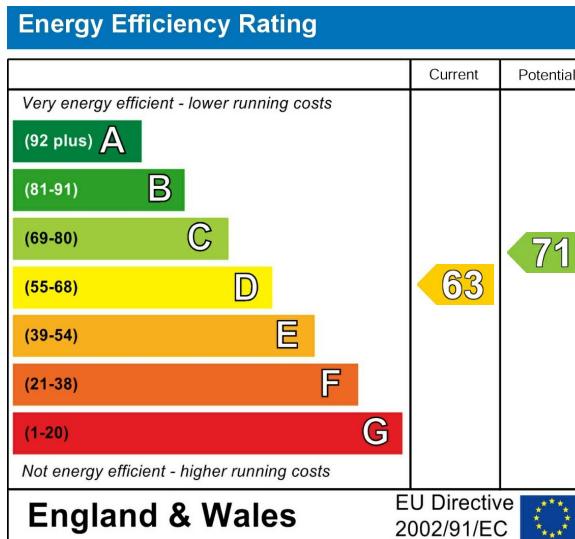




## FLOORPLAN



## ENERGY PERFORMANCE CERTIFICATE



**Bury St Edmunds  
Suffolk IP30 9UH**

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

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

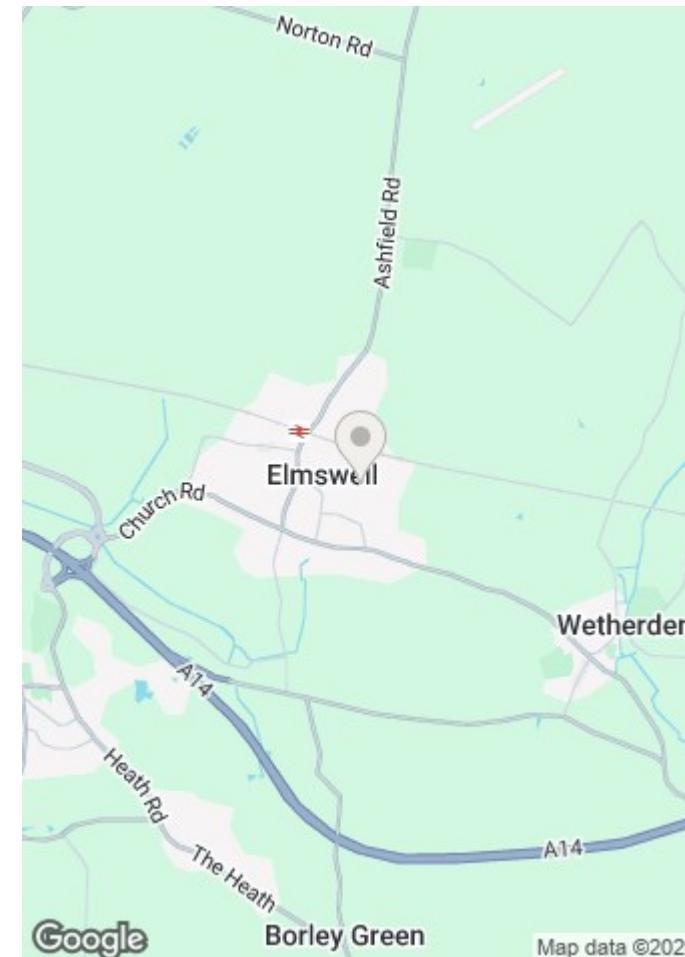
**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **ELMSWELL**
- **HALL**
- **LOUNGE**
- **STUDY/PLAYROOM**
- **RE-FITTED KITCHEN/BREAKFAST ROOM, DINING ROOM**
- **INNER LOBBY, UTILITY ROOM, CLOAKROOM**
- **4 BEDROOMS - 1 EN-SUITE**
- **BATHROOM**
- **GENEROUS PARKING, FRONT & GOOD SIZE REAR GARDENS, UPVC DOUBLE GLAZING & ROOFLINE, OIL FIRED RADIATOR HEATING**
- **WELL PRESENTED, EXTENDED & MUCH IMPROVED, POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR VILLAGE AMENITIES, PRIMARY SCHOOL, STATION & A14, SPACIOUS ACCOMMODATION, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

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.

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