



Kinsey Lodge
Elmswell, Suffolk

**DAVID
Burr**



Kinsey Lodge, Cross Street, Elmswell, Suffolk, IP30 9DR

Elmswell is a thriving Suffolk village with a strong sense of community and wide-ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles away and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

A superb detached property in generous gardens and located only a short distance from all village amenities.

Welcome to Kinsey Lodge: Where Village Living Meets Modern Comfort

Nestled in the heart of Elmswell, Kinsey Lodge invites you to discover a lifestyle of tranquility and convenience. This stunning three-bedroom retreat offers not only spacious accommodation but also a seamless blend of village charm and contemporary living. Let's explore why Kinsey Lodge is the perfect place to call home.

Village Charm, Urban Convenience

Experience the best of both worlds with Kinsey Lodge's prime location in Elmswell. Immerse yourself in the warmth of village life while enjoying easy access to the vibrant amenities of nearby Bury St Edmunds. From charming local shops to cosy pubs and picturesque walks, every day brings new opportunities for adventure and relaxation.

Your Sanctuary Awaits

Step inside Kinsey Lodge and be greeted by an atmosphere of elegance and comfort. The ground floor welcomes you with a spacious sitting room, adorned with a cosy log burner for intimate gatherings or quiet evenings in. The kitchen/breakfast room beckons with its abundance of natural light and modern amenities, making it the perfect hub for culinary creativity and family meals.

Luxurious Living Spaces

Ascend the staircase to discover a haven of comfort on the first floor. The principal bedroom offers a retreat-like ambiance, complete with a dressing area and en-suite bathroom, providing the ultimate indulgence after a long day. Additional bedrooms provide ample space for family or guests, ensuring everyone feels right at home.

Outdoor Oasis

Step outside and discover your private paradise at Kinsey Lodge. The expansive gardens beckon with lush greenery, mature trees, and vibrant flower beds, creating an idyllic backdrop for outdoor adventures or peaceful moments of reflection. Whether you're hosting a barbecue on the terrace or tending to your garden sanctuary, every corner of this outdoor oasis is yours to enjoy. There is off-road parking for multiple vehicles, a useful garage and workshop together with a home office/studio and a pretty thatched shed.

Convenient Living, Effortless Access

With its central location, Kinsey Lodge offers seamless connectivity to essential amenities and major transport routes. Enjoy easy access to the A14 dual carriageway and nearby train station, ensuring stress-free commutes and effortless travel to nearby cities and beyond. Whether you're exploring

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the local delights of Elmswell or venturing further afield, convenience is always at your doorstep.

Discover Your Dream Lifestyle at Kinsey Lodge

Escape the hustle and bustle of city life and embrace the serenity of village living at Kinsey Lodge. With its perfect blend of comfort, convenience, and charm, this exquisite retreat offers a lifestyle that's truly second to none. Schedule your viewing today and embark on a journey to your dream home in Elmswell.

SERVICES: Mains water, drainage, electricity and gas. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: TBC

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

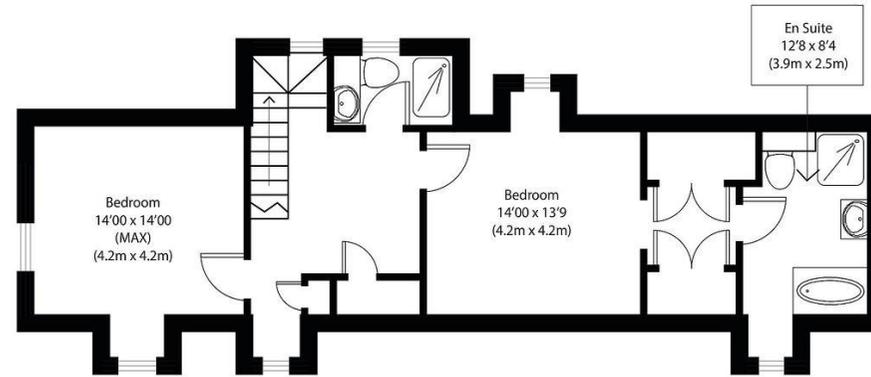
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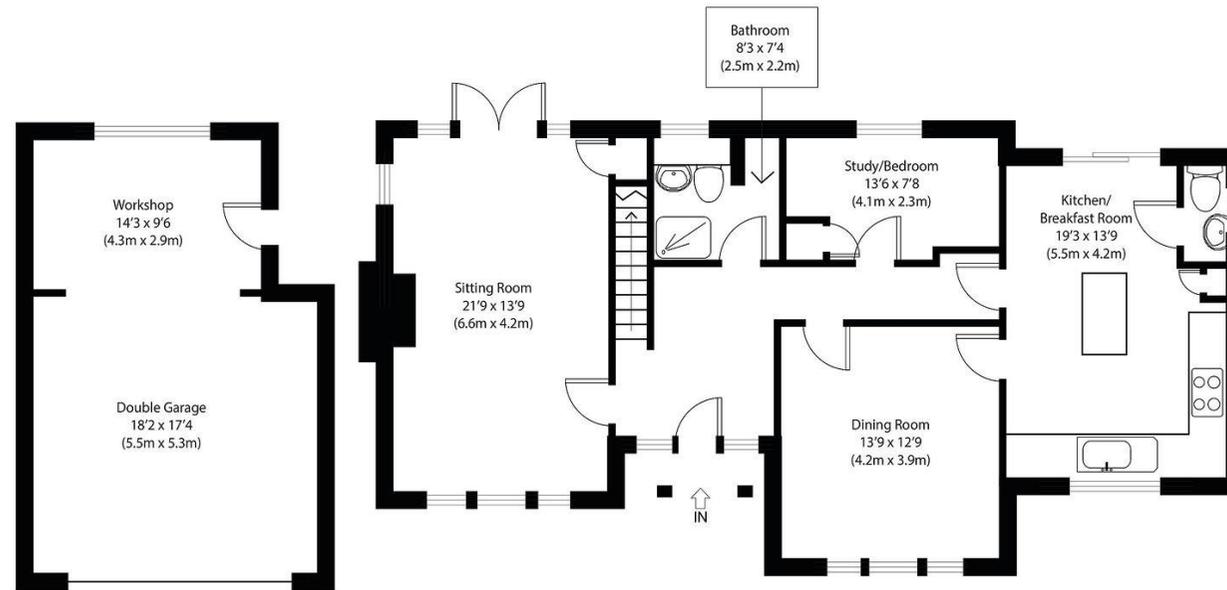
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Approximate Gross Internal Area
Main House 1790 sq ft (166 sq m)
Outbuilding 450 sq ft (42 sq m)
Total 2240 sq ft (208 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuations. copyright www.dpbphoto.co.uk



First Floor



Ground Floor

