



**Brindles**  
**Elmswell, Suffolk**

**DAVID  
BURR**

# Brindles, Church Road, Elmswell, Suffolk, IP30 9DY

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.

Brindles is an exceptional single-storey home, set in just under half an acre of stunning landscaped gardens. Built around 25 years ago to a high standard, this detached property offers spacious, light-filled accommodation. Nestled against Lukes Wood and within walking distance of the village centre, Brindles provides privacy and seclusion.

## **An excellent detached bungalow in generous mature grounds and only a short distance from all amenities.**

The entrance hall with oak flooring leads to a sitting room with a fireplace and French doors opening to the terrace. A separate dining room with a bay window offers an ideal space for entertaining. The kitchen/breakfast room is equipped with granite work surfaces, quality appliances, and a large central island, opening into a vaulted breakfast room with French doors to the garden. A utility room and cloakroom complete this area.

The bedroom wing includes a large principal bedroom with garden views, three double wardrobes, and an en-suite shower room with underfloor heating. Three additional bedrooms with fitted wardrobes and a family bathroom with underfloor heating complete the layout.

Outside, an expansive driveway provides ample parking and access to a detached double garage with loft space. The front gardens are well-maintained with mature shrubs and hedging. The stunning rear gardens, mostly laid to lawn, feature specimen trees, shrubs and flower borders, designed to enjoy the south-south/west aspect. Additional amenities include a home office/summer house, workshop and various seating areas, including a paved terrace under an oak pergola, perfect for outdoor entertaining.

**SERVICES:** Mains water and electricity are connected. Gas radiator heating. Land draining septic tank. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band F

**EPC RATING:** C

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

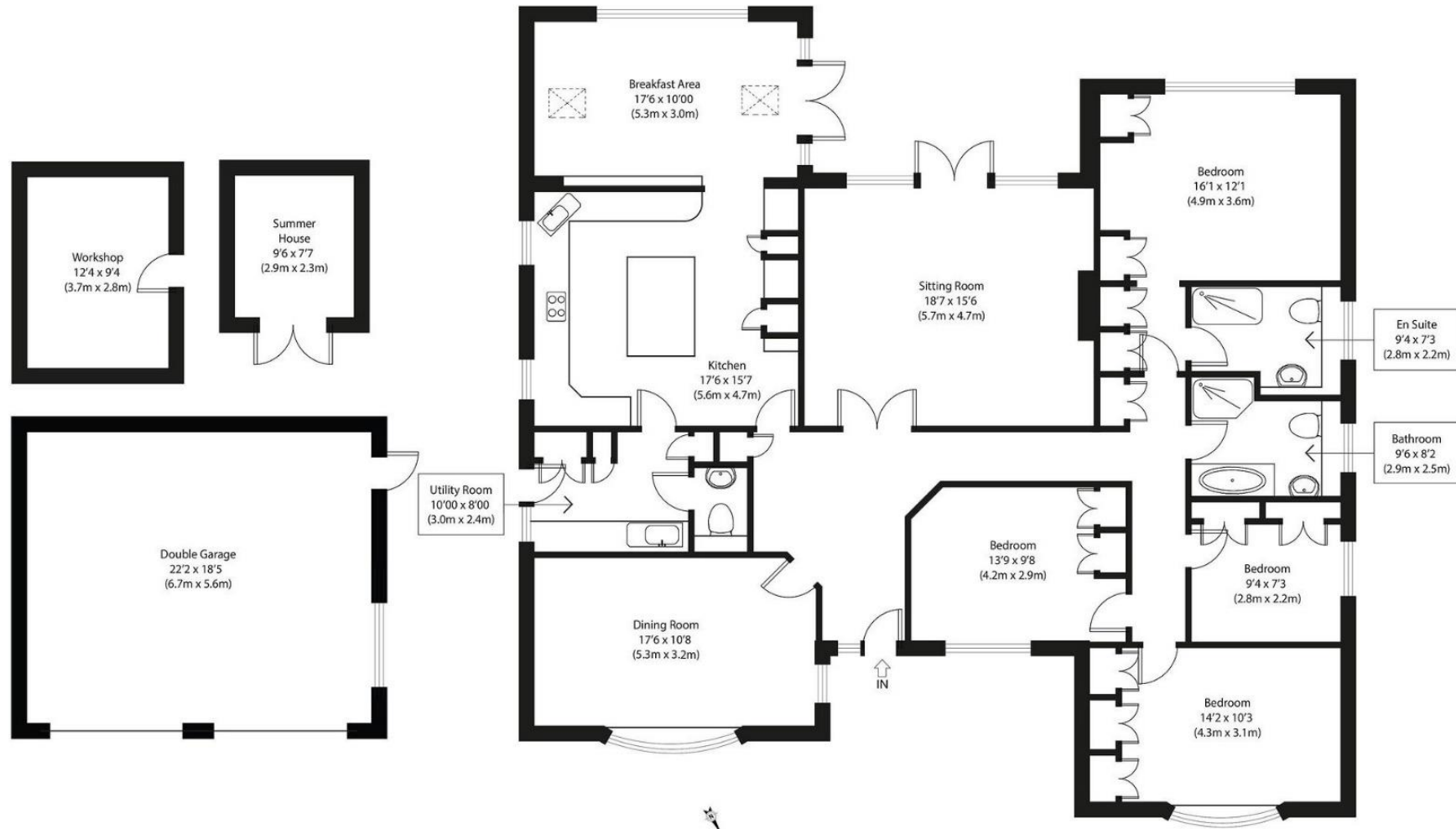
**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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Ground Floor

Approximate Gross Internal Area  
Main House 2130 sq ft (198 sq m)  
Outbuildings 600 sq ft (56 sq m)  
Total 2730 sq ft (254 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 as your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.gipphoto.co.uk



