



**Four Seasons  
Elmswell, Suffolk**

**DAVID  
BURR**







# Four Seasons, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ

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.

An exceptional five-bedroom detached house that has been constructed in recent years and is presented to the highest of standards throughout whilst enjoying an enviable position towards the periphery of this highly sought after Suffolk village and only a short distance from all of its amenities. Four Seasons enjoys substantial versatile accommodation to both floors including a designated annexe wing, large open plan kitchen/breakfast/dining room, expansive drawing room and an impressive master suite with sitting area and adjoining balcony with bi-fold doors to enjoy the unrivalled countryside views beyond. The property is further enhanced by its ample off-street parking for numerous vehicles and detached double garage with electric roll door and car lift.

## **A superb versatile five-bedroom detached house occupying an enviable position on the periphery of this highly regarded Suffolk village with unrivalled countryside views to the rear.**

Disability access and entrance doors opening to main house and annexe;

**ENTRANCE HALLWAY:** A large welcoming area with staircase rising to first floor. Doors to all principal rooms including Italian made glass double doors to the dining room.

**DRAWING ROOM:** A genuinely impressive room that affords an abundance of space with bi-fold doors to the rear to enjoy the garden and countryside beyond.

**KITCHEN/BREAKFAST/DINING ROOM:** Cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer, water softener and waste disposal unit. Further integrated appliances include dishwasher. There is a matching central preparation island with a designated breakfast bar area, base units and wine rack. Spaces for freestanding range cooker under extractor hood and large American style fridge/freezer. This area has a dual aspect with sliding doors opening to the

rear grounds and in turn has a large opening to the dining area with the Italian glass doors opening back to the hallway and bi-fold doors opening to the rear grounds allowing one the opportunity for al fresco dining.

**CLOAKROOM:** With W.C. and wash hand basin with vanity unit cupboard beneath.

**UTILITY AREA:** Opening through to the annexe wing. Washing machine and tumble dryer are included.

### **Integral Annexe (Separate entrance door and disability slope from the front of the property)**

A versatile area and would lend itself to a multiple of uses if so required.

**KITCHEN/SITTING ROOM:** An open plan style room having a kitchen area with matching wall and base units under work preparation surfaces incorporating a 1½ bowl sink unit with single drainer and mixer tap, fridge, freezer and four ring hob.

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**BEDROOM:** Again a versatile room which would lend itself to a variety of uses if so required, however currently utilised as a bedroom by the current owners. Side aspect.

**SHOWER ROOM:** Fitted with a corner shower cubicle, W.C., and wash hand basin with mixer and vanity unit beneath. Heated towel rail.

## First floor

**LANDING:** A wonderful galleried landing having front aspect and large built-in airing cupboard. **STUDY AREA** with side aspect. Doors to;

**BEDROOM 1:** A truly magnificent room under a vaulted ceiling having a designated sitting area which in turn offers bi-fold doors opening to a wonderful balcony allowing one to enjoy the exceptional countryside views to the rear. The bedroom has a large built in walk-in **DRESSING AREA** and a further door opening to;

**EN SUITE:** Fitted with a walk-in shower cubicle with rain head style shower, W.C with encased cistern and wash hand basin with vanity drawers beneath. Heated towel rail.

**BEDROOM 2:** Located at the front of the property this wonderful dual aspect room has a vaulted ceiling and is again a substantial size with door to;

**EN SUITE:** Having shower cubicle, W.C. with encased cistern and wash hand basin with mixer tap and vanity unit beneath. Heated towel rail.

**BEDROOM 3:** Located to the rear of the property and being a generous size with double doors opening to a Juliet balcony to enjoy the far-reaching countryside views. Further door to;

**EN SUITE:** Having shower cubicle, wash hand basin with mixer tap and vanity unit cupboard beneath and W.C. with encased cistern.

**BEDROOM 4:** A delightful double room having rear aspect of the garden and countryside.

**BATHROOM:** Fitted with a modern oval bath with ball and claw feet having central mixer tap, W.C. with encased cistern and wash hand basin with mixer tap and vanity unit with drawers beneath. Heated towel rail.

## Outside

The property is approached along a large part shared driveway which in turn leads to Four Seasons and its grounds. To the front of the property is predominantly off-street parking for numerous vehicles and in turn leads to the property and a **DOUBLE GARAGE** having power and light connected, electric roll door and car lift. A path leads to the side of property opening out to the rear garden.

The rear garden is a genuine delight having a terrace area immediately abutting the rear of the property part covered by a verandah and in turn flanked by a lawn area interspersed with well stocked flowering borders. All-encompassing wonderful far-reaching views to the rear.

**SERVICES:** Mains water, drainage and electricity are connected. Underfloor heating to the ground floor and radiators to the first floor via air source heat pump. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band G. Annexe Band A.

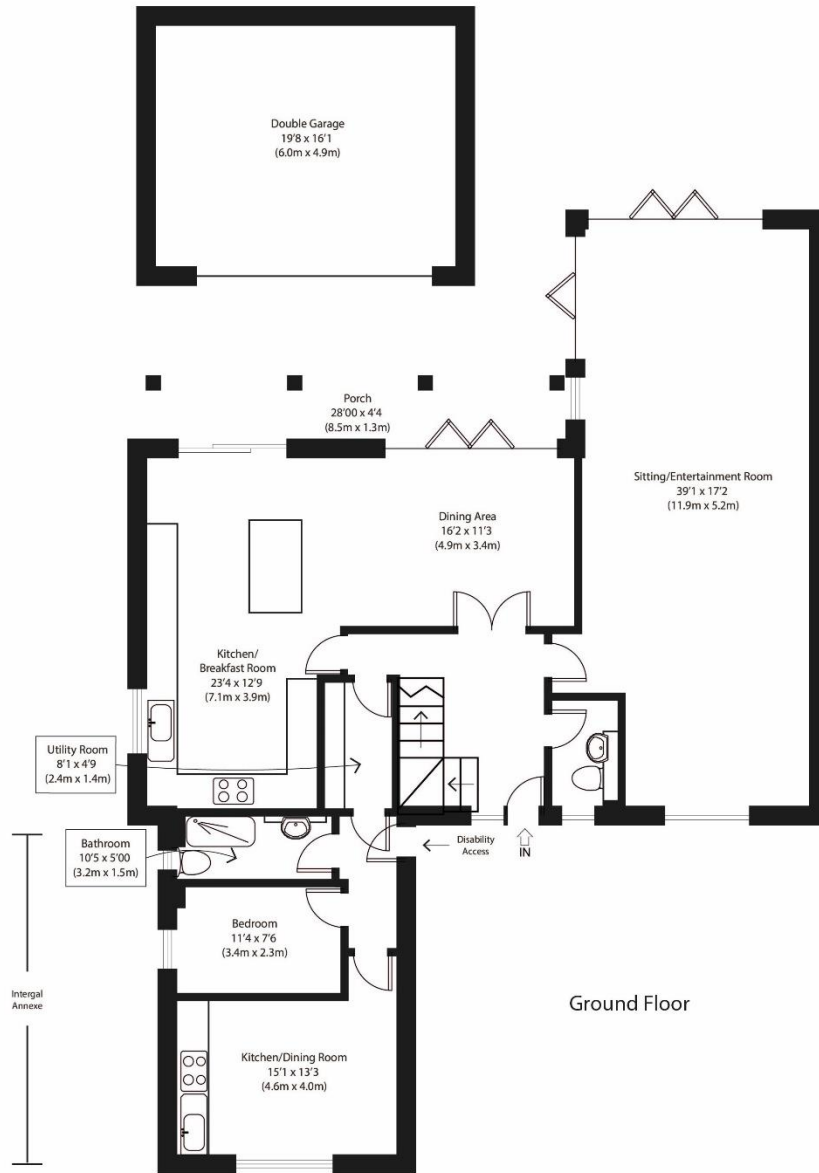
**EPC Rating: B**

**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.

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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Approximate Gross Internal Area  
Main House 3215 sq ft (299 sq m)  
Garage 320 sq ft (30 sq m)  
Total 3535 sq ft (328 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 valuation. copyright www.zipfoto.co.uk

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