



8 Blacksmiths Way
Elmswell, Suffolk

**DAVID
BURR**



8 Blacksmiths Way, Elmswell, Bury St Edmunds, Suffolk, IP30 9GH

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 splendid four-bedroom house that offers substantial, versatile accommodation over three floors and is located within this highly sought after Suffolk village and only a short distance away from all of its amenities on offer. 8 Blacksmiths Way has been maintained and presented to an excellent order throughout by the present owners and incorporates a fourth bedroom/ground floor study. Everyday modifications include en suite facilities to the master bedroom and utility room. This delightful property is further enhanced by an enclosed rear garden and off-street parking.

A splendid, versatile four-bedroom house located in the highly regarded Suffolk village of Elmswell and only a short distance from all of its amenities.

Entrance door opening through to;

First floor

ENTRANCE HALL: A large welcoming area with attractive tiled flooring and staircase rising to the first floor with understairs cupboard. Two further storage cupboards. Door opening through to garage and doors to study/bedroom 4, utility room and cloakroom.

BEDROOM 4/STUDY: 11'5 x 9'8 (3.5m x 2.9m). A generous versatile room that would lend itself to a multiple of uses if so required and currently utilised as a home office by the current owners with rear aspect.

UTILITY ROOM: 6'9 x 6'8 (2.1m x 2m). Having base unit under work preparation surfaces with sink unit, single drainer and mixer tap. The boiler is located in this area. External rear. Tiled flooring. Space for washing machine and tumble dryer.

CLOAKROOM: Having W.C. and pedestal wash hand basin with mixer tap. Tiled flooring and part tiled surround.

LANDING: An inviting area with staircase rising to second floor. Doors opening through to;

SITTING ROOM: 16'9 x 16'9 (5.1m x 5.1m). A wonderful room having front aspect via two sash style windows and an attractive feature fireplace creating the main focal point of the room. Double doors opening through to;

KITCHEN/BREAKFAST ROOM: 16'9 x 13'6 (5.2m x 4.1m). A substantial room cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under preparation surfaces that incorporate a sink unit with mixer tap. Further integrated appliances include four ring gas hob under extractor hood and oven beneath. Spaces for freestanding fridge freezer and dishwasher. Down lighters. Rear aspect. Tiled flooring which leads to the designated breakfast area. Further set of double doors opening to;

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DINING ROOM: 13'8 x 11'3 (4.2m x 3.4m). Again of an excellent size which would lend itself to a multiple of uses if so required that is currently occupied as a formal dining room. Rear aspect.

Second floor

LANDING: An inviting area having loft access and two built-in storage cupboards. Doors to;

BEDROOM 1: 14'5 x 10'2 (4.4m x 3.1m). Located at the front of the house and having two sash style windows having front aspect. Large built-in wardrobe and door opening to;

EN SUITE SHOWER ROOM: 6'1 x 5'7 (1.8m x 1.7m). Corner shower cubicle with rain head style shower and tiled surround, W.C. and wash hand basin with mixer tap and vanity unit cupboard beneath. Heated towel rail. Tiled flooring.

BEDROOM 2: 13'5 x 9'8 (4.1m x 2.9m). Again, an excellent size having rear aspect and built-in wardrobe.

BEDROOM 3: 10'3 x 7m (3.1m x 2.1m). A delightful room having rear aspect.

BATHROOM: 9'8 x 9'7 (2.9m x 2.9m). Panelled bath having mixer tap with shower attachments, wash hand basin and W.C. Part tiled surround.

Outside

A footpath providing access to the property is flanked by an attractive pebbled area. **GARAGE** 16'8 x 9'2 (5.1m x 2.8m) - Having up and over door, power and light connected.

The rear garden has a terrace area immediately abutting the rear of the property ideally placed for al fresco dining and enjoying warm summer

afternoons. In turn a path leads away from the house to a rear gate giving access to the rear parking. The remainder of the garden is predominantly lawn. External power and lighting.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D

EPC RATING: C

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

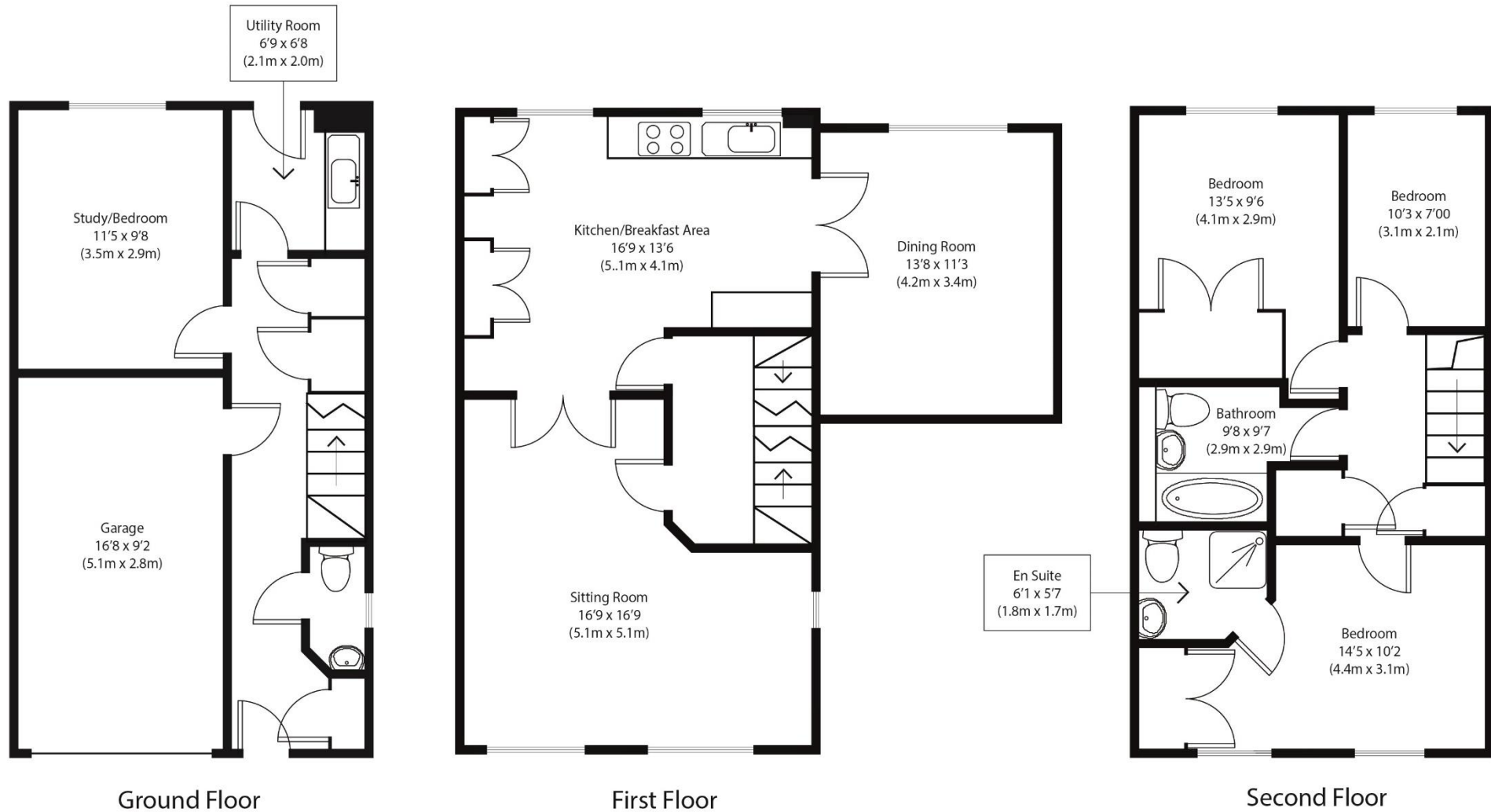
AGENTS NOTE: The photographs were taken in 2022.

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

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Approximate Gross Internal Area
1715 sq ft (159 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.ojphoto.co.uk

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