



**1 Selion Way
Elmswell, Suffolk**





1 Selion Way, Elmswell, Bury St Edmunds, Suffolk, IP30 9YA

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 substantial four-bedroom detached family house that occupies an excellent position on this newly created development towards the periphery of this well regarded Suffolk village and located only a short distance from all of its amenities on offer. 1 Selion Way has been immaculately cared for by the current owners and is now presented to an excellent standard throughout whilst boasting generous accommodation to both floors and being further enhanced by splendid grounds that incorporate off street parking for numerous vehicles and a detached double garage with a section being allocated as a gym.

A splendid four-bedroom detached family house located towards the periphery of this well-regarded Suffolk village.

Entrance door opening through to;

ENTRANCE HALL: A large welcoming area with staircase rising to first floor. Understairs cupboard. Doors to;

SITTING ROOM: An excellent room offering dual aspect to the front and side and having a fireplace that creates the main focal point of the room. Double doors opening to the designated dining room.

DINING ROOM: A wonderful versatile space that would lend itself to a multiple of uses if so required, however currently occupied as a formal dining room by the present owners. Doors opening to the rear terrace allowing one the potential for al fresco dining. Opening back through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: Cleverly designed into two distinctive areas with the kitchen area having an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap and single drainer. The worktop continues to a designated breakfast bar area. Further integrated appliances include eye level double oven, four ring electric hob underneath extractor hood, dishwasher and fridge freezer. The space then continues to the breakfast area with double doors opening to the rear grounds allowing one

to enjoy the warm summer afternoons. Further door from the kitchen area to the utility room.

UTILITY ROOM: Fitted with matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Integrated washing machine. There is an external door giving access to the side.

STUDY: Again, another versatile room currently utilised as a home office by the present owners and having front aspect. This room would lend itself to a multiple of uses if so required.

CLOAKROOM: Having wall hung wash hand basin with mixer tap, W.C. with encased cistern.

First floor

LANDING: An inviting area with built-in cupboard and having door to;

BEDROOM 1: Being a substantial size and having dual aspect to the front and side, this delightful room is fitted with built-in wardrobes with sliding doors. Further door opening through to;

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EN SUITE: Fitted with shower cubicle having part tiled surround, W.C. with encased cistern and wall hung wash hand basin with mixer tap. Heated towel rail.

BEDROOM 2: Again, being an excellent size and having front aspect.

BEDROOM 3: A similar size to bedroom 2 and having rear aspect.

BEDROOM 4: Also with rear aspect and having built-in wardrobes with sliding doors.

BATHROOM: Fitted with a panelled bath having mixer tap with shower attachment and part tiled surround, wall hung wash hand basin with mixer tap and W.C. with encased cistern. Heated towel rail.

Outside

The property is approached via driveway which in turn leads to the property and designated off street parking for several vehicles this in turn continues to the **DETACHED DOUBLE GARAGE** currently partly occupied by a gym which has been portioned off by the present owners however would revert to a full double garage if so required. The remainder of the garage has two up and over doors and personnel door opening to the rear lobby giving access to the gym and a further door opening to the garden.

The rear garden has been well cared for by the owners and is predominantly laid to the lawn with a terrace area immediately abutting the rear of the property that is ideally placed to enjoy warm summer days and al fresco dining. The terrace area then continues round past the garage and to the far side where there is a further terrace area with adjoining brick-built pizza oven and barbeque.

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

LOCAL AUTHORITY: Mid Suffolk District Council – Band E

EPC RATING: B

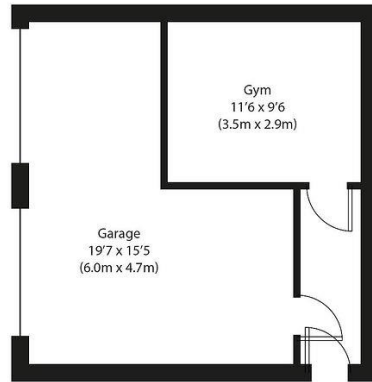
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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.



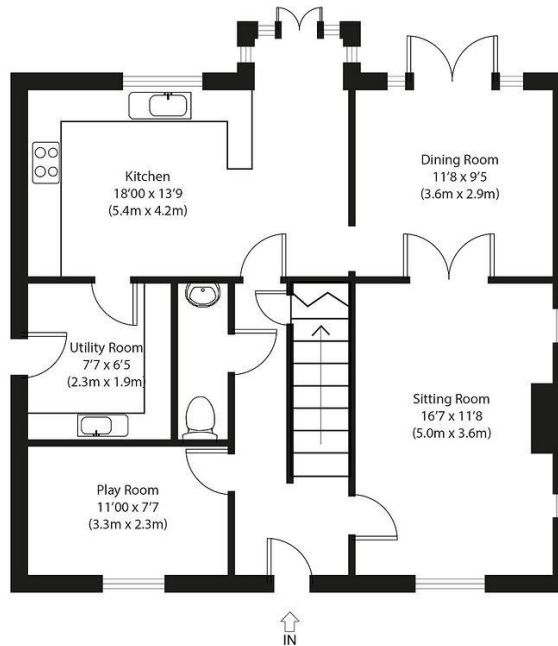
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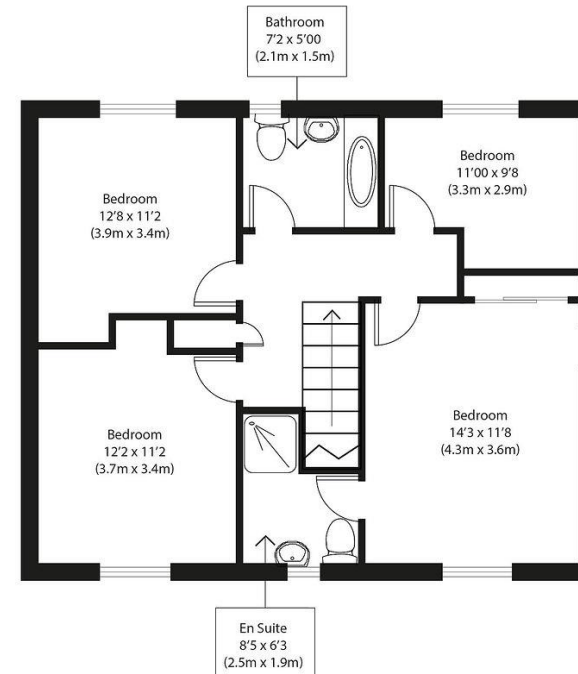
Approximate Gross Internal Area
Main House 1595 sq ft (148 sq m)
Outbuilding 360 sq ft (33 sq m)
Total 1955 sq ft (182 sq m)

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.photohausgroup.co.uk

DAVID
BURR



Ground Floor



First Floor

