



2 Little Green
Elmswell, Suffolk

**DAVID
BURR**



2 Little Green, Elmswell, Bury St Edmunds, Suffolk, IP30 9FB

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 well-appointed detached single storey dwelling with no onward chain in a well served village. In all about 0.23 acres.

Immaculate 4 Bedroom Detached Bungalow in Elmswell

Nestled in the heart of the sought-after Suffolk village of Elmswell, this delightful 4-bedroom detached bungalow offers spacious and meticulously maintained accommodation, presenting an ideal family home in a peaceful cul-de-sac setting. Enjoying close proximity to the village amenities, including the supermarket and mainline station, this property offers both convenience and tranquility.

Interior Highlights

As you step into the welcoming entrance lobby, you're greeted by a sense of warmth and comfort. The hallway, complete with a convenient storage cupboard, leads seamlessly to the various living spaces. The inviting sitting room features a charming box window and glazed French panel doors opening into the dining room, creating a fluid and spacious atmosphere. From here, access to both the conservatory and kitchen is effortlessly provided.

The well-appointed kitchen boasts a range of wall and base units, complemented by integrated appliances including an electric oven, built-in microwave, gas hob, and dishwasher. A window overlooking the garden adds to the appeal of this functional space. Adjacent to the kitchen is the utility room, offering additional storage and plumbing for washing machine and tumble dryer, with convenient access to the garden.

The conservatory, bathed in natural light, offers uninterrupted views over the picturesque lawned garden, providing the perfect spot to relax and unwind.

Four Double Bedrooms

The accommodation features four double bedrooms, one of which is currently utilised as a study/snug, offering versatility to suit your lifestyle needs. The principal bedroom suite boasts a shower room and walk-in wardrobe, ensuring both comfort and convenience. A generous family bathroom completes the sleeping quarters, providing ample space for the entire family.

Exterior Space

Situated at the end of a tranquil cul-de-sac, the property boasts a long driveway shared with one other similar property, leading to a hardstanding parking area and a double garage with light and power attached. The lawned front garden, enclosed with attractive box hedging, adds to the charm of the exterior. Gated access leads to the garden utility area behind the garage, flowing through to the enclosed rear lawned garden, adorned with a variety of mature shrubs, flower beds, and borders. Enjoy the peace and quiet of outdoor living in this private and meticulously landscaped space.

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AGENTS NOTE: There is a tank that replaced the culvert when the houses in the area were built in 2004/5. The tank sits underground between number 2 and no 4 under the shared driveway. The residents set up The Orchard Management Company Limited to manage any issues if they ever occurred and its covers inspection and insurance etc. We understand each resident makes a contribution of £30 per annum.

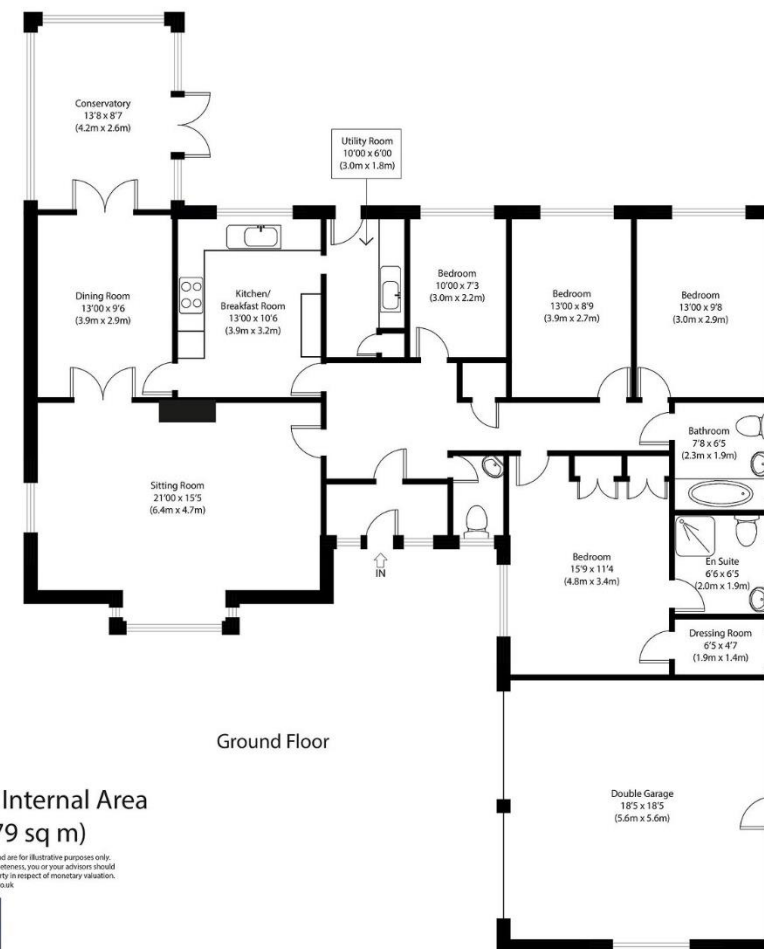
SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: C

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.



Ground Floor

Approximate Gross Internal Area
1925 sq ft (179 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.davidburr.co.uk



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