



**Hedgehogs
Elmswell, Suffolk**

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Hedgehogs, Ashfield Road, Elmswell, IP30 9HJ

Elmswell is one of Suffolk's best-served and most accessible villages, offering a rare blend of rural charm and modern convenience. With a thriving community, the village benefits from a mainline railway station with direct links to Bury St Edmunds, Stowmarket and Ipswich, as well as easy access to the A14 for commuters heading further afield. Local amenities include a supermarket, post office, primary school, GP surgery, pubs and cafes, along with a strong sense of community reflected in its local clubs, events and facilities. The surrounding countryside offers endless opportunities for walking, cycling and exploring, while the historic market towns of Bury St Edmunds and Stowmarket are both within a short drive, providing a wider selection of shopping, dining, and cultural attractions.

A substantial and beautifully presented detached home set in 0.4 of an acre on the edge of Elmswell. Enjoying a high degree of privacy, countryside views and spacious, well-balanced accommodation including four bedrooms, three reception rooms, a double garage, and a stunning south-west facing garden backing onto open fields.

A secluded, family-sized home offering space, privacy and countryside views – just moments from village

Key Features / Highlights:

- Substantial detached home in a semi-rural setting
- Quiet, private location screened by mature trees and hedging
- Generous plot of approx. 0.4 acres backing onto open countryside
- Four bedrooms, including principal suite with countryside views
- Four reception rooms, including a conservatory and a home office
- Recently fitted kitchen with separate utility, dining room & new boiler.
- South-west facing garden with patio, lawn and mature planting
- Attached double garage and extensive gravel driveway
- Walking distance to village amenities and mainline rail station
- Easy access to A14, Stowmarket, and Bury St Edmunds

Set well back from the road and screened by mature hedging and trees, Hedgehogs is a substantial detached residence nestled in a quiet, semi-rural setting on the outskirts of Elmswell – one of Mid Suffolk's most well-connected and sought-after villages.

This well-proportioned home offers a wonderful balance of practical living space and lifestyle appeal. A generous gravel drive provides **ample parking** and leads to a **detached double garage**, which is connected to the main house via a covered link through the **utility room** – ideal for busy family life and muddy boots after countryside walks.

The accommodation is presented in excellent order throughout, with a layout designed to cater for both everyday living and entertaining. The welcoming entrance hall includes a cloakroom and stairs to the first floor. At the heart of the home is a recently **fitted kitchen** with extensive storage and worktop space, opening to the hallway. A separate dining room, perfect for family meals and dinner parties alike extends the living accommodation. A study provides the ideal **home office**, while the spacious **sitting room**, complete with French doors, flows beautifully into a **large conservatory**. From here, you step out to the south-west facing terrace – a sunny spot to enjoy an evening drink while soaking up views over the private garden and the open countryside beyond.

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Upstairs, the light-filled landing gives access to four generously sized bedrooms, two of which feature built-in wardrobes. The **principal bedroom** enjoys glorious views and benefits from its own en suite bathroom, while the remaining bedrooms are served by a modern family shower room.

Outside

The rear garden is a standout feature – extending to approximately **0.4 of an acre**. South-westerly in aspect and backing onto open fields, it offers a high degree of privacy and seclusion. Carefully landscaped with established hedging, mature trees, and colourful herbaceous borders, this is a garden made for both children to explore and adults to unwind.

SERVICES: Mains water, electricity and drains. Gas fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: C

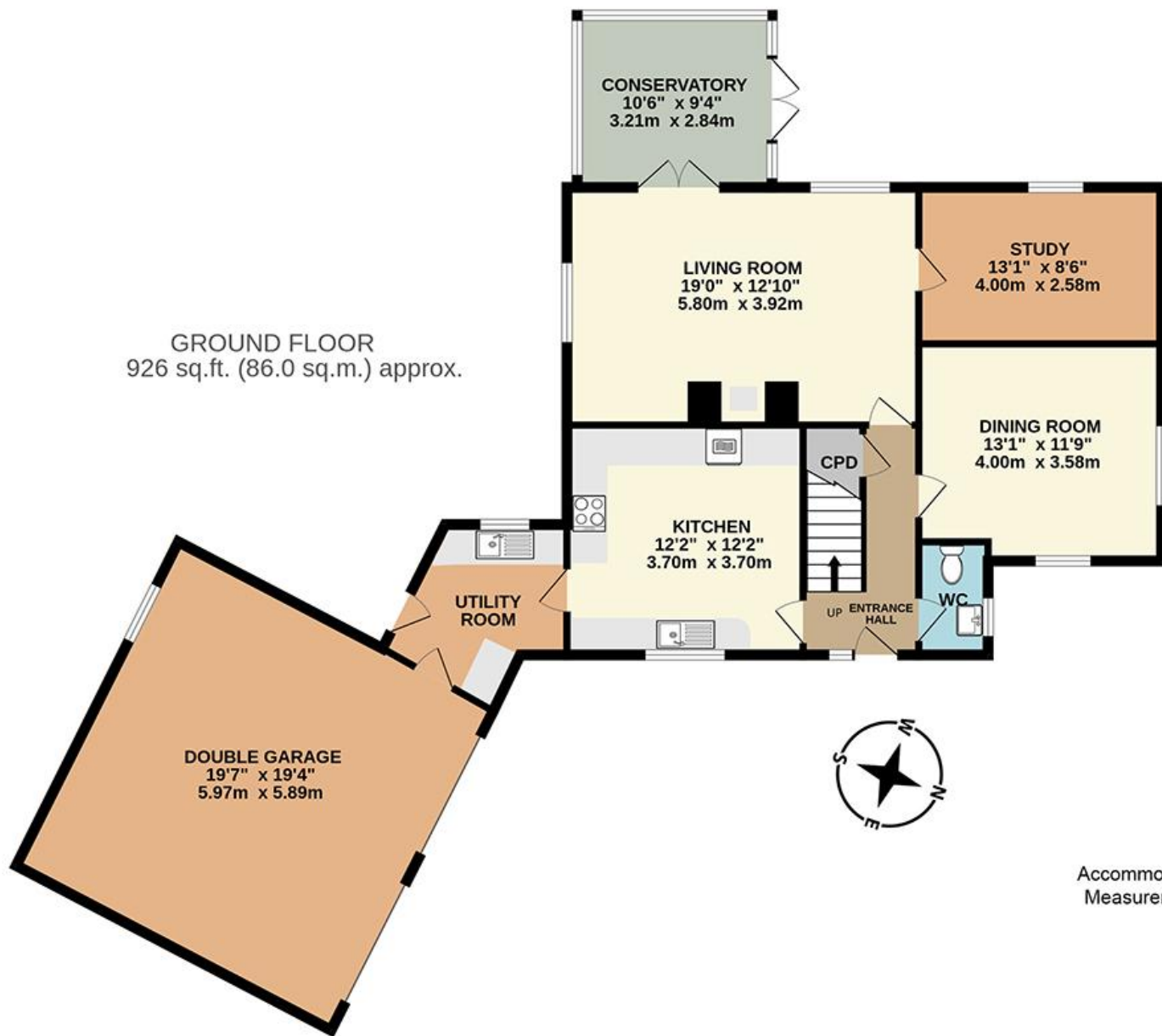
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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TOTAL FLOOR AREA (approx.)
Accommodation: 1609 sq.ft (149.5 sq.m) - Garages: 376 sq.ft (34.9 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

