



**Ten Ten
Elmswell, Suffolk**

**DAVID
BURR**

Ten Ten, Kiln Lane, Elmswell, IP30 9QR.

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.

Set on the edge of the sought-after Suffolk village of Elmswell, Ten Ten is an impressive, recently modernised home that combines generous proportions with elegant design. Extending to over 3,100 sq. ft. of living space plus a 650 sq. ft. outbuilding, this striking residence has been thoughtfully updated throughout, offering the perfect blend of contemporary style and rural tranquillity. Positioned in a semi-rural setting with open countryside views to the rear and gardens extending to approximately 1.5 acres, this is a home that perfectly balances space, privacy, and convenience — ideal for those seeking a more peaceful pace of life while remaining well connected.

A beautifully modernised country home with over 3,100 sq. ft. of stylish accommodation and outstanding countryside views.

Key Features

- Extensively modernised family home
- Over 3,100 sq. ft. of living accommodation
- 650 sq. ft. detached outbuilding
- Stylish new kitchen and bathrooms
- Flexible living spaces ideal for family life
- Main bedroom suite with dressing room and en suite
- Delightful countryside views
- Plot extending to approximately 1.5 acres
- Edge-of-village location with good transport links
- Move-in ready condition throughout

The Accommodation

The extensive renovation programme has completely transformed Ten Ten into a home ready for modern living. Works include the installation of new windows, a bespoke fitted kitchen, refitted bathrooms, new flooring, and full redecoration throughout.

At the heart of the home is a superb kitchen/breakfast room, beautifully appointed with modern cabinetry, integrated appliances, and bi-fold doors opening onto the terrace and gardens beyond — a perfect space for entertaining or simply enjoying family time with the countryside as your backdrop.

A formal dining room links effortlessly to the sitting room, which enjoys views over the garden, while a second lounge (or bedroom four) provides further versatility. The boot room, utility room, and ground floor bathroom complete the downstairs accommodation, ensuring practicality is matched by comfort.

Upstairs, the main bedroom suite is a wonderful retreat, featuring a walk-in wardrobe, dressing room, and a luxurious en suite. There are two further double bedrooms, both with walk-in wardrobes, and a family bathroom completing the first floor.

Outside

The property is approached via a private driveway providing ample parking and access to a detached double garage and a substantial garden

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store/workshop, offering excellent potential for those needing hobby, storage, or home office space.

The gardens, extending to around 1.5 acres, are laid mainly to lawn and framed by open farmland — an idyllic backdrop that changes beautifully with the seasons. There's plenty of room for outdoor entertaining, gardening, or simply relaxing and enjoying the sunsets over the fields.

Ten Ten is a home that captures the essence of modern country living — spacious, stylish, and surrounded by open countryside, yet within easy reach of everyday amenities and transport connections. It's a property where every detail has been carefully considered, creating a home as practical as it is beautiful.

SERVICES: Mains water, drains and electricity.

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

LOCAL AUTHORITY: Mid Suffolk District Council

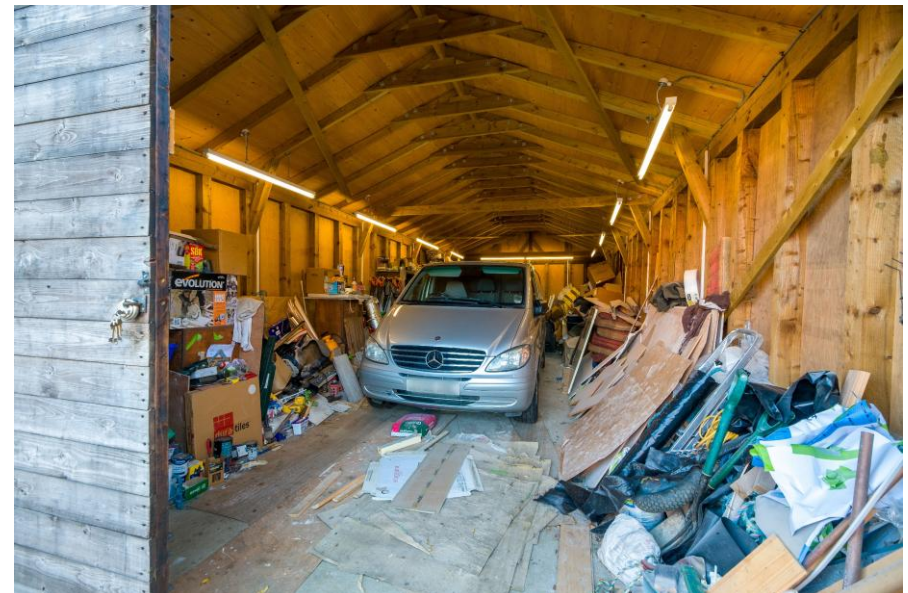
COUNCIL TAX: Band E

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

EPC: D

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TOTAL FLOOR AREA (approx.)

Accommodation: 3131 sq.ft (290.9 sq.m) - Garage/Outbuildings: 653 sq.ft (60.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

1ST FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



GROUND FLOOR
1837 sq.ft. (170.6 sq.m.) approx.

