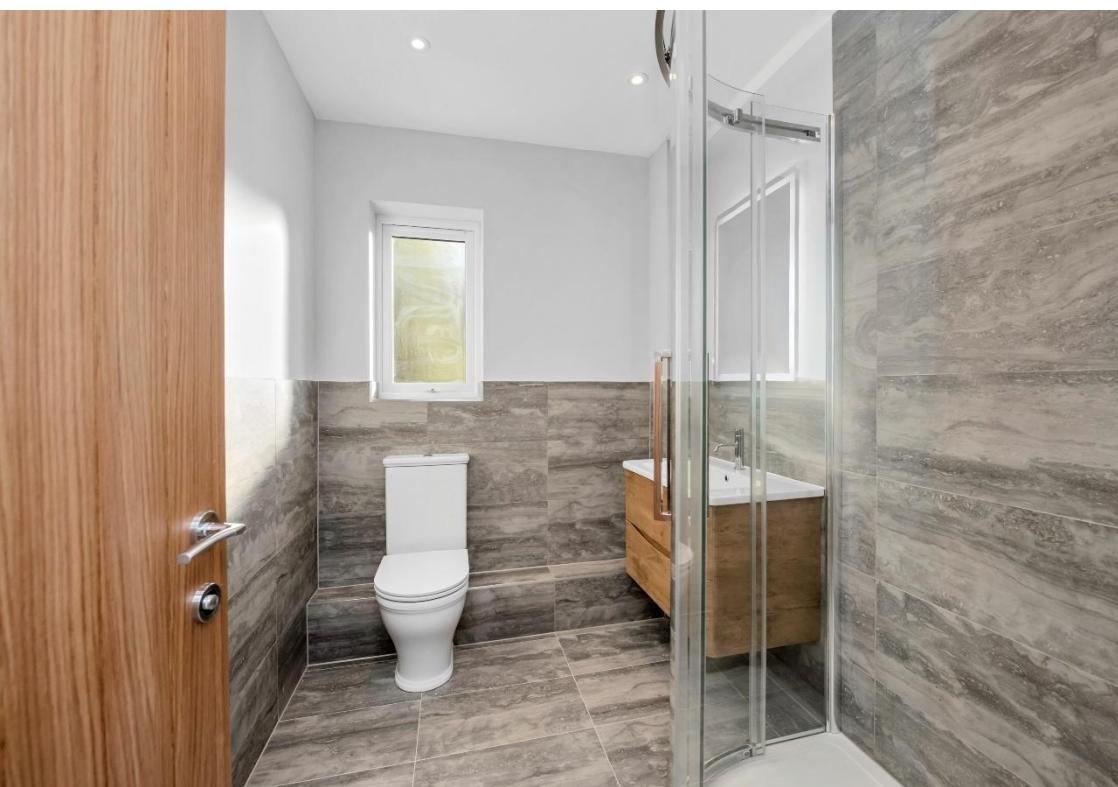




**Selwyn,
Elmswell, Suffolk**

**DAVID
BURR**



Selwyn, 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 superb detached chalet-style home in Elmswell, recently modernised and thoughtfully reconfigured, offers a harmonious blend of style, comfort, and versatility in a highly regarded Mid Suffolk village. Set on an extensive plot, the property combines generous off-road parking with a delightful rear garden, providing the perfect balance of village charm and modern convenience. Ideal for a variety of lifestyles, this home effortlessly accommodates both family life and home-working needs.

A superb detached chalet-style home, extensively restored and modernised, set within this highly favoured Mid Suffolk village and offered with no onward chain.

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ENTRANCE PORCH A welcoming porch opens to the property, providing a practical and inviting first impression.

HALLWAY The hallway leads to the principal rooms and features a staircase rising to the first floor. It provides a warm and inviting introduction to the property, flowing seamlessly through to the kitchen/dining area.

KITCHEN/DINING ROOM A bright triple-aspect space, the kitchen/dining room has been beautifully designed with a stylish range of fitted wall and base units beneath work preparation surfaces. It includes a sink unit with mixer tap, an eye-level AEG oven, an AEG induction hob with extractor hood, integrated fridge-freezer and a washing machine. Double doors open directly onto the rear

garden, flooding the room with natural light and creating an ideal setting for entertaining or everyday family life.

GROUND FLOOR RECEPTION / BEDROOM Two versatile ground-floor rooms offer flexibility to serve as bedrooms, a home office, or additional reception spaces, accommodating changing family needs or lifestyle requirements.

SHOWER ROOM A contemporary shower room is fitted with a corner cubicle featuring a rainfall-style shower, part-tiled walls, a vanity unit with inset wash basin and mixer tap and a WC.

FIRST FLOOR The landing features a generous storage cupboard and provides access to:

MASTER BEDROOM A substantial double bedroom enjoying rear garden views.

BATHROOM A separate, well-appointed bathroom comprises a panelled bath with mixer tap, vanity unit with wash basin, WC, and useful storage beneath, completing the first-floor accommodation.

OUTSIDE

Set on a generous plot, the property offers ample off-street parking to the front, a lawned area and gated side access leading to the rear garden. The rear grounds provide a superb space for relaxation and entertaining, with a well-positioned terrace perfect for alfresco dining and enjoying the warmer months. The garden also benefits from meadow views. **POTENTIAL:** There is ample room in the large garden to add a Garden Office with easy separate side access available and ability to add a Garage/Utility room, subject to the necessary planning.

SERVICES: Mains water, electricity and drainage. Air source

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band C

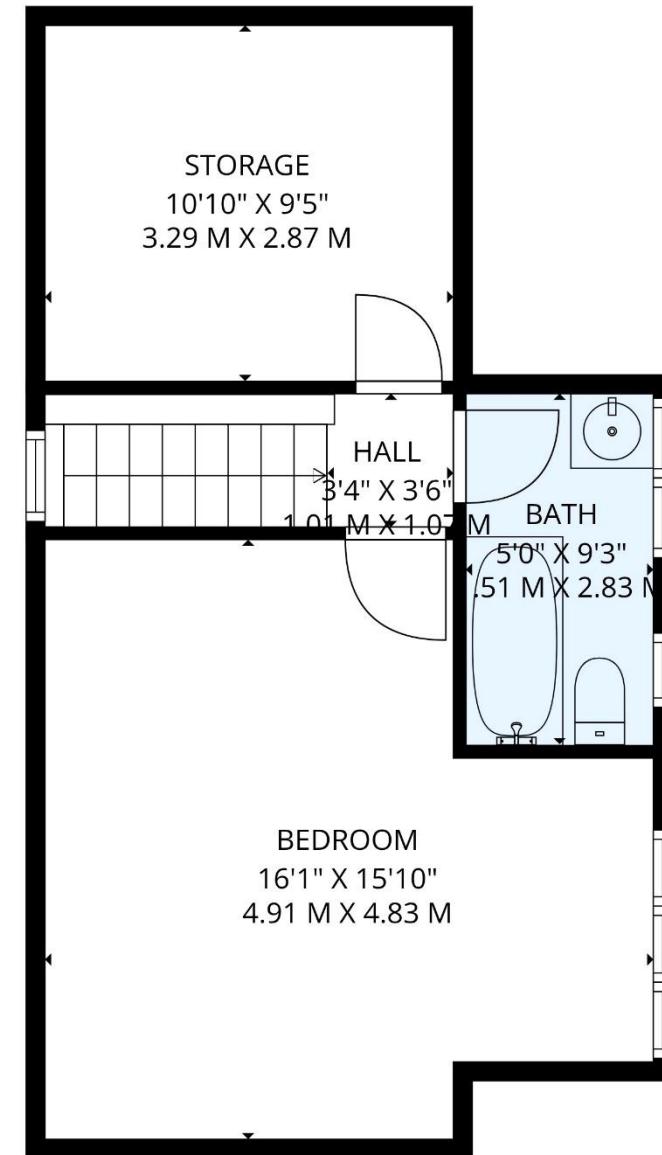
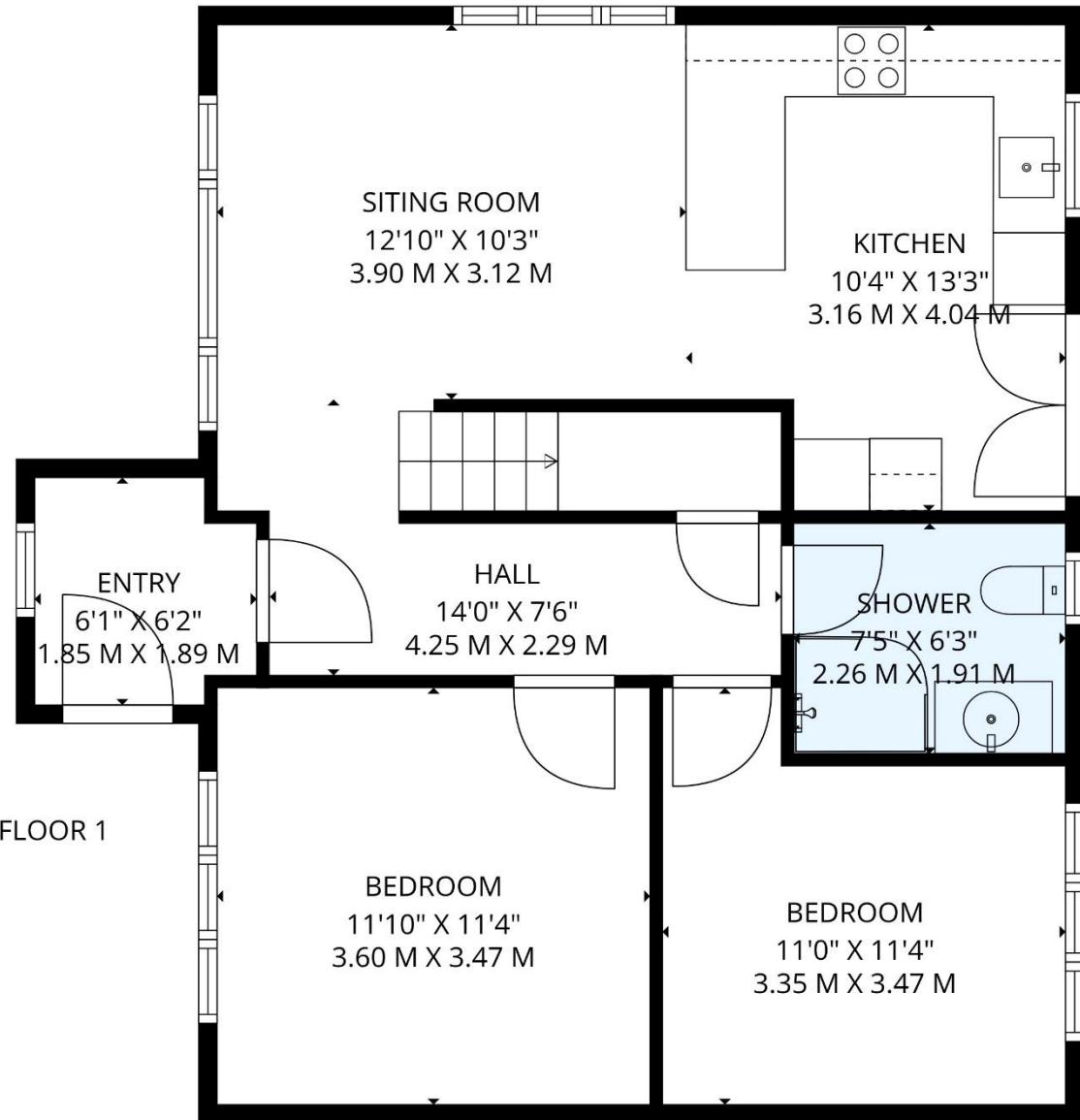
EPC RATING: E

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

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 whatsoever 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.





FLOOR 2

TOTAL: 990 sq. ft, 91 m²

FLOOR 1: 716 sq. ft, 66 m², FLOOR 2: 274 sq. ft, 25 m²

EXCLUDED AREAS: LOW CEILING: 77 sq. ft, 7 m², STORAGE: 62 sq. ft, 6 m², WALLS: 102 sq. ft, 10 m²



