



New Road
Elmswell

Guide Price £585,000

LACY SCOTT
& KNIGHT

est. 1869

Spring Cottage

New Road | Elmswell | Bury St. Edmunds | IP30 9BT

Bury St. Edmunds 9 miles, Stowmarket 6 miles, A14 2 miles

An attractive immaculately presented 3/4 bedroomed village home with the added benefit of attractive partially walled gardens

Galleried Entrance Hall | WC | Drawing Room | Utility Room | Study/Bedroom 4 | Kitchen/Dining/Garden Room | First Floor Landing | 3 Bedrooms | En-suite Shower Room to Principal Bedroom | Bathroom | Attractive Partially Walled Gardens | Detached Double Garage | Parking Spaces

Spring Cottage

Spring Cottage is a wonderfully positioned property having been constructed in 2014 by the renowned local builders, Burgess Homes. The property presents rendered and weatherboarded elevations under a tiled roofline with accommodation arranged over two floors extending to just under 2000 sq.ft. Of particular note is the wonderful galleried entrance hall with quarry tiled flooring. Also of note is the wonderful kitchen/dining/garden room with a full range of wall and base units, central island and bi-folding doors out to the rear garden. The ground floor also comprises a wonderful triple aspect drawing room with wood burner inserted on tiled hearth with attractive painted wooden mantel over. From the galleried entrance hall an oak staircase leads up to the first floor landing where access is



given to the principal bedroom with en-suite shower room, two further bedrooms and bathroom. An internal viewing is highly recommended by the sole selling agents to appreciate the wonderful flexible accommodation on offer.

Outside

Spring Cottage is approached over a gravel driveway leading to a detached double garage with electric twin up and over doors, parking for two cars outside and additional parking to the side. The front garden is retained behind a high beech hedge and has an attractive rose bed. At the side of the property is a mature herbaceous border with flowering trees and shrubs. The main garden can be found at the rear of the

property and is a tremendous feature being partially walled with a range of climbing roses, ceanothus and clematis. There is also an attractive seating area and an oil jar water feature. A pedestrian gate gives access at the rear of the garage.

Location

Spring Cottage is situated within the popular and highly desirable village of Elmswell. Elmswell is conveniently situated just north of the A14 dual carriageway which provides access to Bury St. Edmunds (9 miles west) and Stowmarket (6 miles east). Elmswell has a post office, primary school, nursery facilities, railway station, two public houses, various food outlets and a range of shops including a Co-op supermarket.

The town of Stowmarket also offers a direct mainline rail service into London Liverpool Street Station.

Services

Mains water, drainage and electricity. Heating is via a gas fired central heating boiler. There is underfloor heating to the ground floor and radiators on the first floor. The principal rooms have individual room thermostats.

Local Authority

Mid Suffolk District Council. Council Tax Band E.

Agent's Note

Please note that on Street View the property shown is the derelict bungalow which was on the site before Spring Cottage was built. Therefore please use satellite feature to view the property.

Directions

From Bury St. Edmunds proceed in a westerly direction along the A14 and exit at junction 47. Proceed into the village of Elmswell taking a left hand turning down New Road. Continue down New Road for approximately a quarter of a mile where Spring Cottage will be found on your right hand side.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or on pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

New Road, Elmswell, Bury St. Edmunds, IP30

Approximate Area = 1954 sq ft / 181.5 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Garage = 354 sq ft / 32.8 sq m

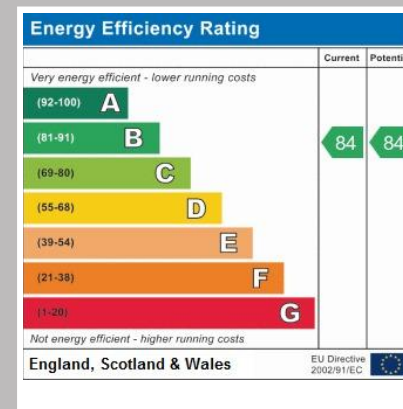
Total = 2317 sq ft / 215.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Lacy Scott & Knight. REF: 728855



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