



Lawn Drive, Elmswell, Bury St. Edmunds, Suffolk, IP30 9NT

£450,000 Freehold



This immaculate family home is located in the highly sought after village of Elmswell. Set on the edge of the development, this 4 bedroom detached home offers a tranquil and secure environment with an enclosed private garden, perfect for children and pets to play. Built just 3 years ago, this modern property has been finished to a high specification throughout. The property offers a spacious living area with a large sitting room and study, perfect for family life or working from home. The kitchen is fitted with contemporary units, quality appliances and opens out onto the garden. Upstairs there are four bedrooms, including an en suite and dressing area to the master. Externally, there is a driveway leading to the single garage and an enclosed private garden. This is an ideal family home and viewing is highly recommended to appreciate all it has to offer.

Entrance Hallway

14' 10" x 4' 8" (4.52m x 1.42m) decreasing to 6' 5" x 3' 5" (1.95m x 1.04m)

Lovely entrance hall with under stairs storage cupboard, windows to front and rear and radiator. Stairs to first floor.

Sitting Room

14' 11" x 14' 8" (4.54m x 4.47m)

Well proportioned room with French doors leading to the garden. Feature panelled wall. Dual aspect windows to front and rear. Two radiators.

Kitchen/Dining Room

22' 4" x 11' 2" (6.80m x 3.40m)

Stylish and modern kitchen with a good range of wall and base, cupboard and drawer units with under cabinet and low level lighting. Integrated appliances including double oven, fridge/freezer, dishwasher, washing machine and gas hob with a glass splashback and extractor hood over. Stainless steel sink and half with drainer. Breakfast bar with cupboards under and cupboard housing wall mounted boiler. French doors to side leading to rear garden. Three windows to the sides giving dual aspect light. Radiator and ample space for a dining table.

Study

11' 2" x 9' 11" (3.40m x 3.02m)

Great work space or playroom. Feature panelled wall. Window to front and side. Radiator and location of consumer unit.

Cloakroom

6' 4" x 3' 5" (1.93m x 1.04m)

Wash basin with tiled splashback, WC, radiator and window to side.

First Floor Landing

6' 0" x 5' 10" (1.83m x 1.78m)

Landing Area

7' 11" x 3' 10" (2.41m x 1.17m)

Airing cupboard, window to rear and radiator.

Bedroom 1

19' 10" x 11' 3" (6.04m x 3.43m)

Large double bedroom with walk in dressing area complete with built in triple wardrobe. Dual aspect windows to the sides. Radiator.

En-Suite

7' 2" x 5' 1" (2.18m x 1.55m)

Shower cubicle, wash basin and WC. Heated towel rail, window to side and partly tiled walls.

Bedroom 2

14' 10" x 10' 1" (4.52m x 3.07m)

Large double bedroom with dual aspect windows to front and rear. Radiator.

Bedroom 3

11' 5" x 8' 9" (3.48m x 2.66m)

Double bedroom with storage cupboard. Window to front and radiator.

Bedroom 4

9' 11" x 9' 7" (3.02m x 2.92m)

Double bedroom with windows to the front and side. Radiator and loft access hatch.

Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

Bath with shower over. Wash basin, WC and heated towel rail. Window to side and partly tiled walls.

Front

Block paved deep driveway with ample parking. Two planting beds with mature shrubs and lawn area to side.

Rear Garden

Laid with lawn and paving with a raised paved seating area. Very private and enclosed by fencing and brick walls. Small shingled beds, side access gate to driveway and pedestrian door to garage.

Garage

23' 3" x 10' 0" (7.08m x 3.05m)


Up and over door with power and lighting. Pedestrian door to side.



Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		99
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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