



The Emms

Wetherden Road, Elmwell, Bury St Edmunds, Suffolk IP30 9DD

ML Property are delighted to offer for sale this detached and extended 4 bedroom bungalow situated in the well served village of Elmswell.

The property which boasts over 1700sqft of living accommodation benefits from underfloor heating, UPVC Windows, single garage and off road parking.



price
£599,995

at a glance...

4 Bedroom detached bungalow

Extended, much improved and superbly presented by the current vendors

Underfloor heating (gas),
UPVC Windows and doors

Large open plan sitting room,
kitchen and dining area

Single attached garage and off
road parking

Situated in the well served
village of Elmswell

Master bedroom with en-suite

Enclosed rear garden

Viewing highly recommended
to appreciate the space and
condition on offer





The Emms, which as previously mentioned has been extended by the current vendors and totally refurbished throughout boasts a large open plan living arrangement with accommodation comprising – hall, cloakroom, sitting room opening through to the large 5.63m x 5.87m kitchen/dining room area with polished concrete floor and a utility room off. There is an inner hall with a master bedroom with dressing area and en-suite shower room, three further bedrooms and a bathroom.



The property is further enhanced by recently fitted UPVC Windows and doors and a gas fired boiler serving underfloor heating throughout.





outside

Externally the property is approached via a wooden gate to a good size parking area and a single garage adjoining the property with double doors at the front and back. There is a side gate and area with timber wooden shed and path leading to the rear of the property which is fully enclosed by fencing predominantly laid to lawn with a covered veranda area laid to deck immediately off the kitchen/dining area with treble rail sliding door.

We strongly advise a viewing of the property to appreciate the size on offer along with the condition of the property.

location

The property is located in the extremely well served village of Elmswell which offers amenities including village stores, post office, railway station, church, primary school and village pubs. Elmswell is situated 10 miles from Bury St Edmunds and 5 miles from the market town of Stowmarket, which provides a good range of local facilities and offers a main line rail link to London's Liverpool Street Station. Elmswell also provides excellent access to the A14 dual carriageway, linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

services

Mains water and electricity and sewage. Central heating is provided from an gas fired boiler with underfloor heating throughout.

Local Authority Mid Suffolk District Council - Council Tax Band C (not adjusted following the extension).



ground floor

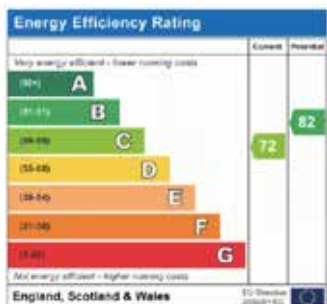
Hallway	2.71m (8'10) x 2.70m (8'10)
Cloakroom	
Sitting Room	5.82m (19'0) x 4.70m (15'4)
Kitchen/Dining Room	5.62m (18'5) x 5.87m (19'2)
Utility Room	3.87m (12'8) x 1.69m (5'6)

Inner Hallway	
Master Bedroom	4.16m (13'7) x 3.08m (10'1)
Dressing Area	3.58m (11'8) x 2.67m (8'9)
En-suite	3.09m (10'1) x 1.96m (6'5)
Bedroom 2	2.98m (9'9) x 3.02m (9'10)
Bedroom 3	3.35m (10'11) x 3.01m (9'10)
Bedroom 4	3.32m (10'10) x 3.02m (9'10)
Bathroom	1.82m (5'11) x 3.02m (9'11)

agent notes

Bedrooms 3 and 4 share a 'jack and jill' cupboard.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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