



Hall Lane, Elmswell, Bury St. Edmunds, IP30 9JH

Price Guide £450,000



## DRAFT DETAILS

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We are pleased to present: A spacious, high specification, well presented modern detached house, built in 2017, on popular development, in well-served village, East of Bury St Edmunds. Hall, Cloakroom/Utility, Sitting Room, Dining/Family Room, Study/Playroom/Bedroom 5, Kitchen/Breakfast Room, 4 Double Bedrooms - 1 En-Suite, Bathroom, Garage/Workshop, Generous Parking, S/E Facing Garden, VIEW ASAP.

### DESCRIPTION

This well presented and spacious property was built in 2017 by Taylor Wimpey, and presents with brick elevations and a tiled roof. It offers generous and flexible accommodation, with the possibility of 4 or 5 Double Bedrooms, depending on how rooms are utilised, and incorporates some additional improvements including Hammonds fitted understairs storage cupboards, drawers and shoe racks and range of Hammonds fitted wardrobes, bedside units and dressing table in the main bedroom. This property, which is located conveniently for a children's recreation area, and the Blackbourne Community Centre, together with nearby shops and the station, would suit a family, or investment purchaser, and therefore, we would recommend viewing at the earliest opportunity.

### DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Continue along and turn left into St Edmund's Drive. Turn left into Hall Lane, where the property is located on the left.



## HALL

Approached via a gabled outer canopy with part glazed panelled composite front door. A spacious entrance. Tiled floor, stairs to first floor, with fitted Hammonds understairs storage cupboards with broadband connection, fitted 'push-to-open' drawers and fitted pull-out shoe racks, consumer unit, radiator.

## CLOAKROOM/UTILITY 8'8" X 5'4" (2.64M X 1.63M)

Range of cashmir gloss base units, white suite comprising wc, inset wash basin with mixer tap, upstand splashbacks, Amtico tile effect vinyl floor, integrated washing machine, extractor fan, radiator.

## SITTING ROOM 15'6" X 12'9" (4.72M X 3.89M)

TV and telephone points, radiator, UPVC windows to rear, UPVC glazed double doors to rear garden.

## DINING/FAMILY ROOM 12'10" X 10'8" (3.91M X 3.25M)

Amtico tile effect vinyl floor, radiator, UPVC windows to rear, UPVC glazed double doors to rear garden. Double doors to Kitchen/Breakfast Room.

## STUDY/PLAYROOM/BEDROOM 5 9'11" X 8'8" (3.02M X 2.64M)

Wood effect vinyl floor, radiator, UPVC window to front.

## KITCHEN/BREAKFAST ROOM 15'7" X 10'11" (4.75M X 3.33M)

Range of cashmir gloss base and wall mounted units, work surfaces and upstand splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, inset 5-burner gas hob with splashguard and stainless steel and glass cooker canopy over, built-in Zanussi electric double oven/grill, integrated dishwasher, integrated fridge/freezer, LED plinth lighting, LED concealed lighting, pan drawers, Amtico tile effect vinyl floor, cupboard housing wall mounted Ideal gas combination boiler, extractor fan, radiator, UPVC window to front.

## FIRST FLOOR LANDING

Loft access, built-in airing cupboard housing pressurised water system, radiator.

## BEDROOM 1 10'9" INC TO 16'1" X 13'7" TO WARDROBE FRONTS (3.28M INC TO 4.90M X 4.14M TO WARDROBE FRONTS)

L-shaped room. Range of Hammonds fitted 'push to open' quadruple wardrobes, bedside units and dressing table, radiator, two UPVC windows to front.

## EN-SUITE 7'6" INTO SHOWER X 5'0" (2.29M INTO SHOWER X 1.52M)

Modern white suite comprising tiled double shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, vinyl floor, LED downlights, extractor fan, chrome vertical radiator/towel rail.

## BEDROOM 2 13'2" X 10'11" (4.01M X 3.33M)

Fan/light, radiator, UPVC window to front.

## BEDROOM 3 15'6" RED TO 9'1" X 10'11" RED TO 7'4" (4.72M RED TO 2.77M X 3.33M RED TO 2.24M)

L-shaped room. Radiator, UPVC window to rear.

## BEDROOM 4 12'6" X 8'4" (3.81M X 2.54M)

Radiator, UPVC window to rear.

## BATHROOM 6'2" INC TO 9'1" X 6'7" (1.88M INC TO 2.77M X 2.01M)

L-shaped room. White suite comprising enamel bath with mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, tile-effect vinyl floor, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

## OUTSIDE

To the front the garden is enclosed by dwarf hedging, being laid mainly to slate chippings, with a paved pathway to the front door. A driveway with EV charging point provides vehicular standing for at least two cars and leads to a GARAGE/WORKSHOP: 7.06m (23'2") x 3.05m (10'0"), with up and over style door, eaves storage, and power and light connected. A gate provides side access to the good size rear garden. This affords a surprisingly high degree of privacy, being enclosed by fencing and brick walls, and laid principally to lawn with borders, generous paved patio area, and outside water tap.





### AGENT'S NOTES

The vendors have informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band E.

We understand that there is the benefit of the remainder of a 10 year NHBC warranty.

As is common with many new developments, we understand that there is an annual maintenance/service charge to cover upkeep of the development grounds, private driveways and communal areas. The vendors have informed us that this is currently about £110.75 per annum, for the period 01/01/2026 - 31/12/2026.



### ELMSWELL & AREA

Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.



### BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live

performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>

### FLOORPLAN DISCLAIMER

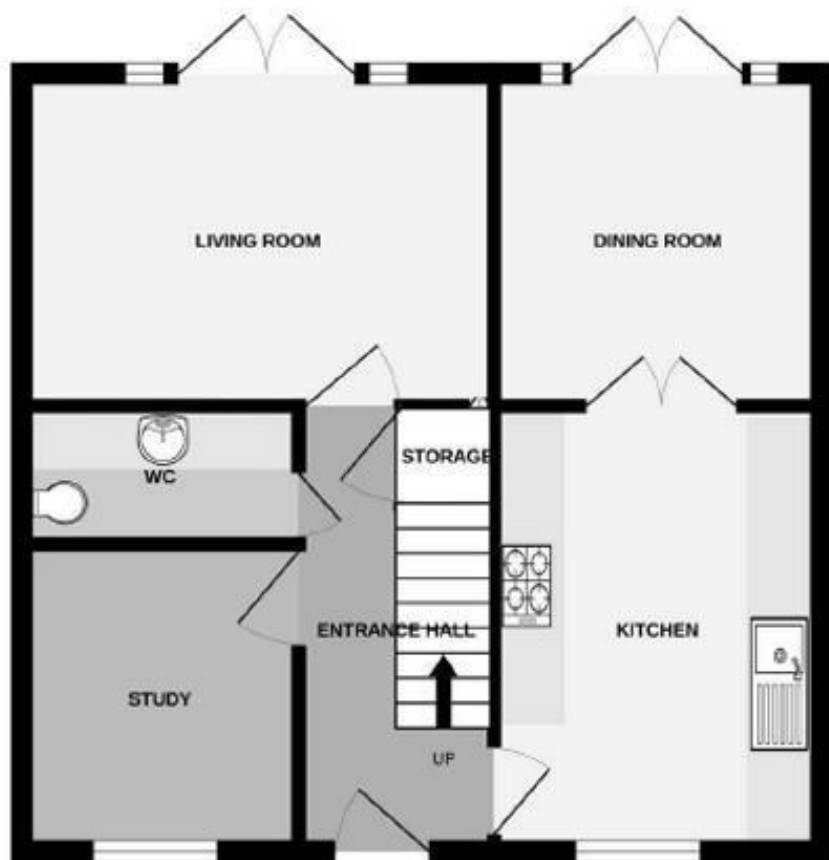
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



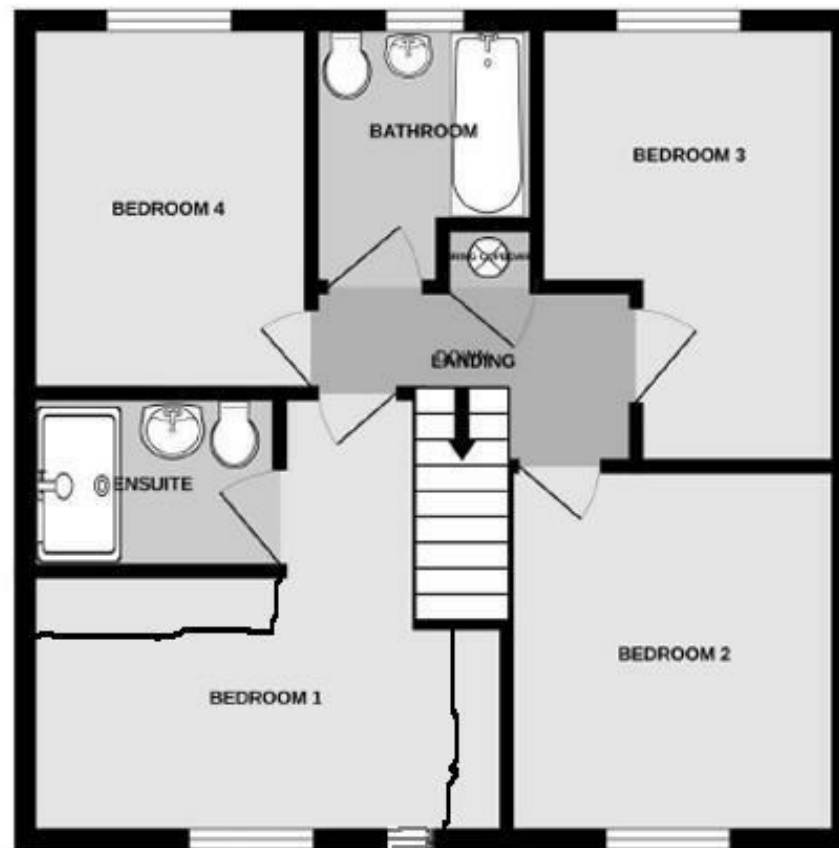


# FLOORPLAN

GROUND FLOOR




1ST FLOOR



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

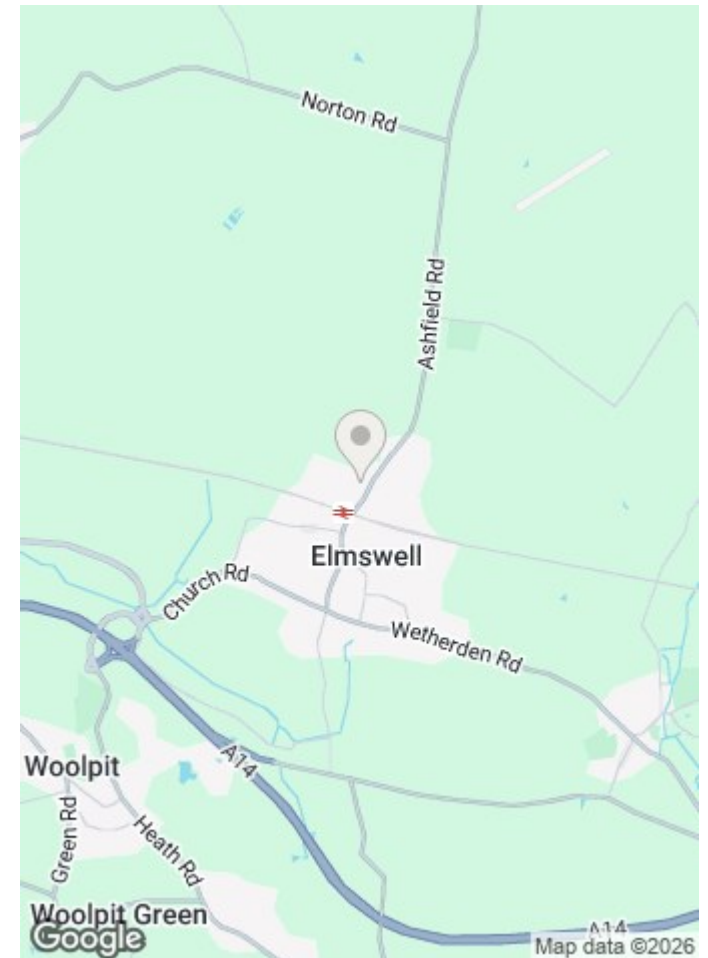
**Mobile: 07803 138 123**

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## PROPERTY SUMMARY

- **ELMSWELL**
- **HALL, CLOAKROOM/UTILITY**
- **SITTING ROOM**
- **DINING/FAMILY ROOM**
- **STUDY/PLAYROOM/BEDROOM 5**
- **STYLISH MODERN KITCHEN/BREAKFAST ROOM**
- **4 DOUBLE BEDROOMS - 1 EN-SUITE & RANGE OF FITTED WARDROBES**
- **BATHROOM**
- **GARAGE/WORKSHOP, GENEROUS PARKING, FRONT & S/E FACING REAR GARDEN WITH GOOD PRIVACY, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, HIGH SPECIFICATION, GENEROUS & FLEXIBLE ACCOMMODATION**
- **POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, BUILT In 2017 WITH REMAINDER OF 10 YEAR NHBC WARRANTY, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA rightmove PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.