



Stanbury





Warren Lane, Elmswell, Bury St Edmunds, Suffolk IP30 9DT



We are pleased to offer for sale this 3 bedroom detached chalet style property situated in the popular well served village of Elmswell. The property which occupies a good size plot is being sold with an incomplete extension providing 4 additional rooms.



price (OIEO)
£399,995

 **x3**  **x2**  **D**  **1700**
sqft

at a glance

- 3 Bedroom chalet style property
- Situated on the edge of the well served village of Elmswell
- Occupying a good size plot with ample parking and set back from the road
- Gas fired central heating and UPVC windows
- Incomplete extension providing 4 additional rooms
- Once complete offering a floorspace approaching 1700 sqft (sts)
- Viewing highly recommended to appreciate the position and space on offer
- Viewing strictly by appointment only



GIRAFFE360



The property currently affords the following accommodation - hallway, cloakroom, bedroom with ensuite shower room, bathroom, sitting room, kitchen and dining room. On the first floor there are two bedrooms and a shower room. On the first floor there are two bedrooms and a shower room. The property is further enhanced by Gas fired Central heating and UPVC windows and doors.







Extension



As previously mentioned the property has had extension works started by the current vendors under planning reference DC/21/05414 (Mid Suffolk District Council) and this will provide an additional 4 rooms to the ground floor accommodation. The current works have been inspected by the local authority and interested parties are asked to contact the agent for more details in relation to this.

outside

Externally the property is set back from the road with a front garden laid to lawn with a shingle driveway providing ample parking. The rear garden which is fully enclosed and predominantly laid to lawn with some shrub areas.

We strongly advise a viewing of the property to appreciate the plot size and opportunity on offer.

location

The property is located on the outskirts of 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.



ground floor

Hallway	
Cloakroom	
Sitting Room	6.64m (21'9) x 3.45m (11'3)
Kitchen	3.11m (10'2) x 4.29m (14'0)
Dining Room	3.22m (10'6) x 4.23m (13'10)
Bathroom	2.12m (6'11) x 2.06 (6'9)
Bedroom	2.87m (9'4) x 3.33m (10'11)
En-Suite Shower Room	
Extension (part built on ground floor)	
Room 1	2.82m (9'3) x 3.92m (12'10)
Room 2 & 3	2.81m (9'2) x 12.03m (39'5)

first floor

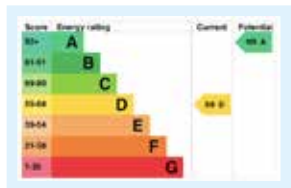
Bedroom 1	3.03m (9'11) x 3.47m (11'4)
Bedroom 2	3.05m (9'11) x 2.99m (9'9)
Shower Room	1.07m (3'6) x 3.44m (11'3))

services

Mains water and electricity and sewage. Central heating is provided from a Gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure and EPC below.



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.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

