



Buttenhaugh Green, Elmswell, Suffolk, IP30 9HQ

**MARK · EWIN**  
BURY ST EDMUNDS



## Butenhaugh Green, Elmswell, Suffolk, IP30 9HQ

A beautifully maintained, detached bungalow located in the sought-after and well-served village of Elmswell.

The home features an entrance hall leading to a bright and inviting sitting room, complete with French doors that open onto the garden. The modern, open-plan kitchen and dining area also offers garden access and is fitted with an attractive range of wall and base units, along with a built-in oven, hob, dishwasher, and fridge-freezer. A central kitchen island provides additional storage and a convenient breakfast bar. From the kitchen, a door leads to a practical utility room equipped with further units and space for a washing machine. Off the hallway are three bedrooms, each with built-in wardrobes, including a principal bedroom with its own ensuite shower room. A contemporary family bathroom, fitted with both a bath and a walk-in shower, completes the accommodation.

Outside, the property benefits from driveway parking leading to a double garage. The generous rear garden is predominantly laid to lawn, complemented by a paved patio area and access to the garage.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Proceed out of Bury St Edmunds along the A14 towards Stowmarket. Take the exit for Elmswell. Leaving the village of Elmswell via Ashfield Road, turn right into Grove Lane and the property will be located on your left hand side.

### Location

Elmswell is a well-served village and offers a range of local shops, post office, chip shop, Chinese, nursery, primary school and pubs. There is also the train station and good access to the A14 towards Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



### Accommodation:

Entrance Hall 9' 10" x 11' 2" (2.99m x 3.40m)

Sitting Room 16' 8" x 19' 10" (5.07m x 6.04m)

Kitchen 11' 11" x 14' 7" (3.62m x 4.44m)

Dining Area 11' 11" x 8' 4" (3.62m x 2.55m)

Utility Room 9' 3" x 7' 3" (2.81m x 2.22m)

Bedroom 13' 5" x 15' 2" (4.09m x 4.62m)

Ensuite 13' 5" x 7' 5" (4.09m x 2.27m)

Bedroom 11' 3" x 11' 5" (3.42m x 3.49m)

Bedroom 10' 6" x 11' 5" (3.21m x 3.49m)

Bathroom 9' 7" x 6' 11" (2.93m x 2.11m)

Rear Garden

Driveway

Double Garage

### Additional Information:

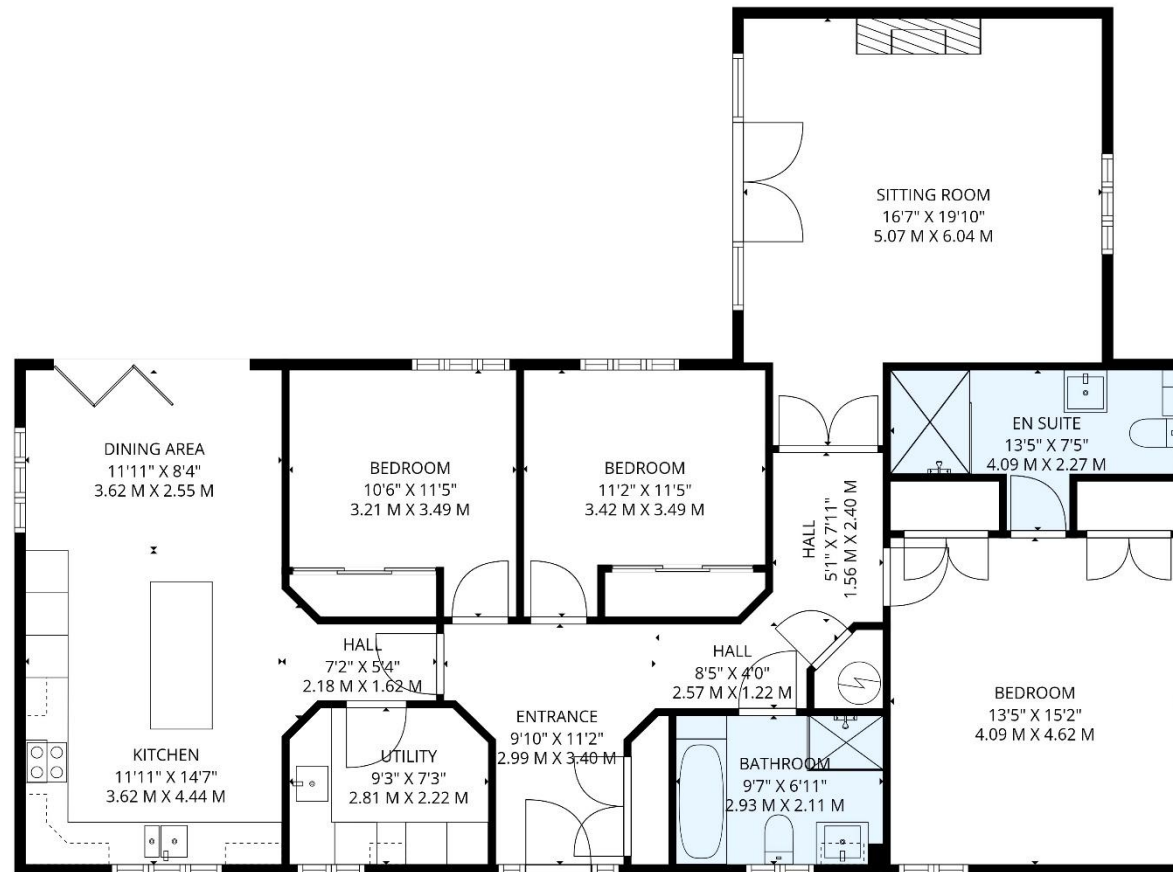
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers Over £525,000  
Freehold





**TOTAL: 1433 sq. ft, 133 m2**  
 1st floor: 1433 sq. ft, 133 m2  
 EXCLUDED AREAS: UTILITY: 65 sq. ft, 6 m2, WALLS: 93 sq. ft, 8 m2

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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