



Hall Lane, Elmswell, Bury St. Edmunds

Sheridans



Immaculately presented five-bedroomed double-fronted detached family home with garage and a larger-than-average garden, ideally positioned on the edge of a popular development in the well-served village of Elmswell - perfect for modern family life.

Built in traditional brick with render finish beneath a tiled roof in 2017, this attractive home offers bright, spacious and beautifully presented accommodation throughout further enhanced by gas-fired central heating and double glazing.

The welcoming entrance hall sets the tone, featuring wood-effect flooring, bespoke under-stairs storage drawers with stairs rising to the first floor. A practical utility/cloakroom provides excellent storage, space for appliances along with a WC and wash hand basin.

At the heart of the home is the spacious kitchen/dining room, a fantastic space for family meals and entertaining and fitted with an extensive range of units offering generous cupboard and drawer space complemented by integrated appliances. French doors open onto the rear garden creating an ideal setting for indoor-outdoor living and al fresco dining/entertaining. The generous sitting room enjoys a front aspect and double doors opening into the kitchen/dining room allowing flexible open-plan or separate living. A dedicated study provides the perfect space for home working.

The first floor offers three well-proportioned double bedrooms including the principal bedroom which benefits from a dressing room with bespoke shelving and hanging space along with a private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

The second floor adds further versatility, offering two additional dual-aspect double bedrooms and a stylish shower room being ideal for children, particularly teenagers or guests.

Viewing is advised on this well presented family home.

Outside
The property is approached via a pathway flanked by attractive metal railings and established hedging. To the side is a driveway providing off-road parking, featuring an electric vehicle charging point, and leading to a single garage fitted with an up-and-over door, power and lighting.

The fully enclosed rear garden is a particular highlight of the home, being larger than average and ideal for family life. Predominantly laid to lawn it offers plenty of space for children to play, while a patio area provides the perfect setting for alfresco dining and entertaining. A courtesy door gives direct access to the garage with gate giving access to the front of the property.

Location
The property enjoys a delightful position on the very edge of the development, benefitting from adjoining green space and an ideal setting for families. The home falls within the catchment area for Thurston Community College and is conveniently located within walking distance of the Co-op local store, making everyday errands easy. The well-served village of Elmswell lies approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, offering excellent transport links to Ipswich, the East Coast, Bury St Edmunds, Cambridge, the Midlands and London via the M11.

A wide range of amenities are available locally (within approximately 1.3km), including a supermarket, pharmacy, veterinary surgery, fish and chip shop, Chinese takeaway, two hairdressers, library, Post Office, public houses, parish church, and a choice of preschool, primary and secondary education facilities. Elmswell also benefits from its own train station, while an intercity rail service is available from nearby Stowmarket, approximately six miles away and ideal for commuters and families alike.

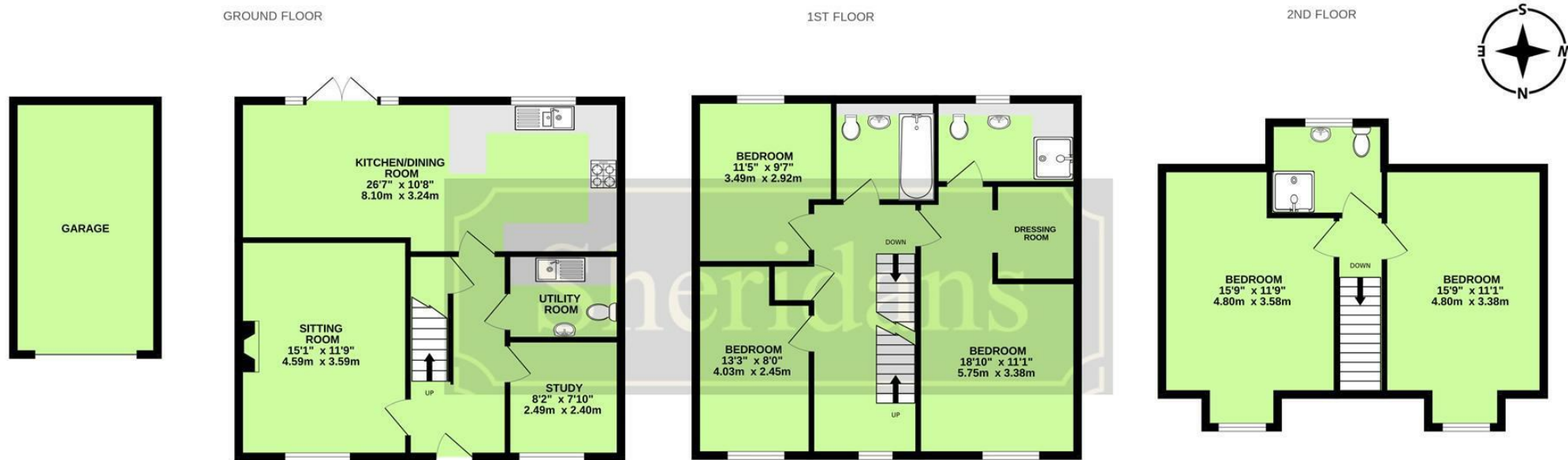
Directions
On entering the village from the A14 dual carriageway, exit the roundabout onto Church Road. Turn left onto School Road, then left again onto Station Road. Continue and turn left onto St Edmund's Drive, followed by a further left onto Hall Lane, where the property will be found on the left-hand side.

3 What Words [///colonies.earphones.conveying](#)

- Double fronted
- Generous sitting room
- Stunning Kitchen/Diner
- Study
- Double Bedrooms
- 3 Bathrooms and Utility/Cloakroom
- Larger than average garden
- Garage (1.5)
- EV Charger

Services
Mains electricity, water and drainage are connected. Gas fired radiator central heating.
£108 per year service charge towards maintenance of green space
Council Tax: Mid Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk





TOTAL FLOOR AREA : 1798sq.ft. (167.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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