



Pindar Gardens, Ashfield Road, Elmswell

Sheridans



# Pindar Gardens, Ashfield Road, Elmswell IP30 9GD

Guide Price £500,000

Constructed and finished to a very high standard! Immaculately presented "almost new" 4 bedroom detached home with no onward chain, enjoying a delightful non-estate setting with landscaped gardens overlooking open countryside.

Built to a high standard only 2 years ago and with further new upgrades for the current owners, this outstanding detached house, provides beautifully presented accommodation displaying quality features throughout including well equipped kitchen with island and quartz worktops, Amtico flooring, air source heating, cornicing, fitted wardrobes and lead flashings and stone plinths to all windows. The house enjoys a delightful setting on this small exclusive development of only a handful of superior homes whilst affording views across open countryside and situated only a short distance from the thriving village centre and excellent local amenities.

The particularly well crafted accommodation in brief comprises an entrance hall with fitted coat cupboard, stairs off to first floor and door to the cloakroom. The family room/large study, is a particularly versatile reception with window overlooking front gardens and the comfortable sitting room, is an ideal reception room for relaxing with window to rear and stylish Bi-fold doors to garden and terrace. The well equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space, beneath quartz preparation surfaces and complemented by under unit lighting and integrated appliances including unused fridge/freezer, oven and multi function oven/microwave. A central island has been added to increase the workspace and cupboard space and stylish Bi-fold doors open to the rear terrace and gardens.

## Accommodation

On the first floor is a landing leading to the four comfortable bedrooms including the principal bedroom with en-suite shower and views across open countryside. The second bedroom is also complemented by a further en-suite and bedroom 3 includes a "wall to wall" range of bespoke fitted wardrobe cupboards with drawers and shelves and pull down rails for ease. The family bathroom completes the accommodation.

## Outside

The property enjoys access along a shared private driveway leading to the front of the house and a driveway providing parking for up to 3 cars and access to the long garage with electric car charging point. Opposite the house and the front garden is a further area of garden mostly laid to lawn.

The landscaped gardens have a Mediterranean atmosphere with mature olive tree and grape vine. The gardens are mostly laid to lawn and include a paved terrace and newly created Composite decking area, ideal for entertaining whilst enjoying the backdrop of open countryside and farmland.

## Location

The property enjoys a delightful setting within this exclusive development of only a handful of houses affording views across open countryside. The well-served village of Elmswell is around eight miles to the East of Bury St. Edmunds and just to the North of the A14 dual carriageway which provides fast access to Ipswich, the East Coast, Bury St. Edmunds, Cambridge, the Midlands and London via the M11. Local amenities include supermarket, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, public houses, parish church, preschool and primary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

## Directions

When proceeding through Elmswell, continue towards Great Ashfield along Ashfield Road, where the shared private drive leading to the property will be found on the right.

## Services and agents note

Mains electricity, water and drainage. Air source heating. Remaining 8 years of NHBC guarantee. Fibre optic to house. Alarm system.

Agents note: tailor made fitted Blinds and curtains available for negotiation.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

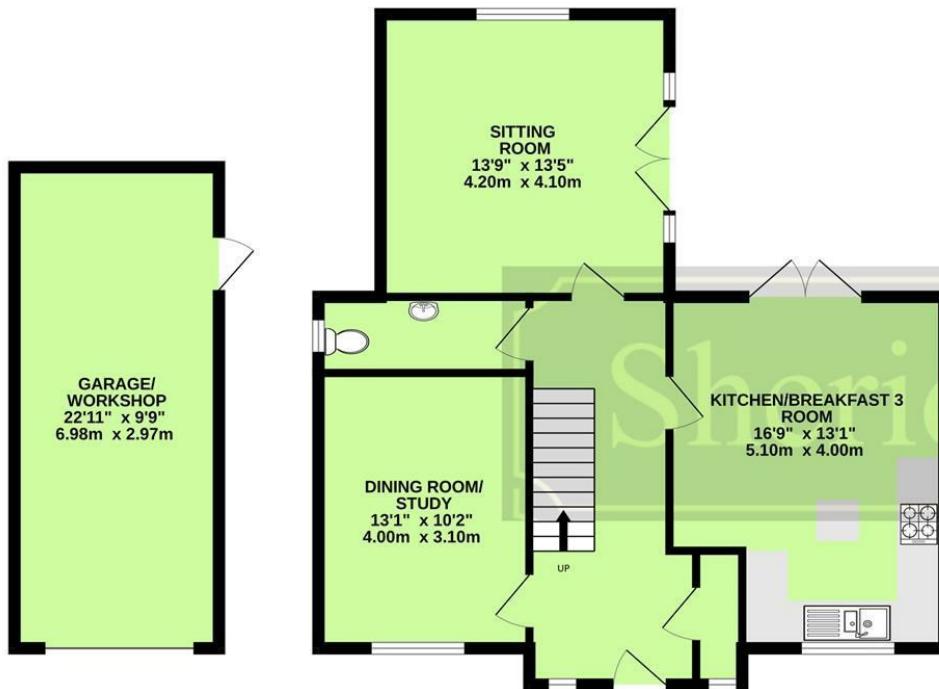
Flood Risk: Very Low Risk

NO ONWARD CHAIN

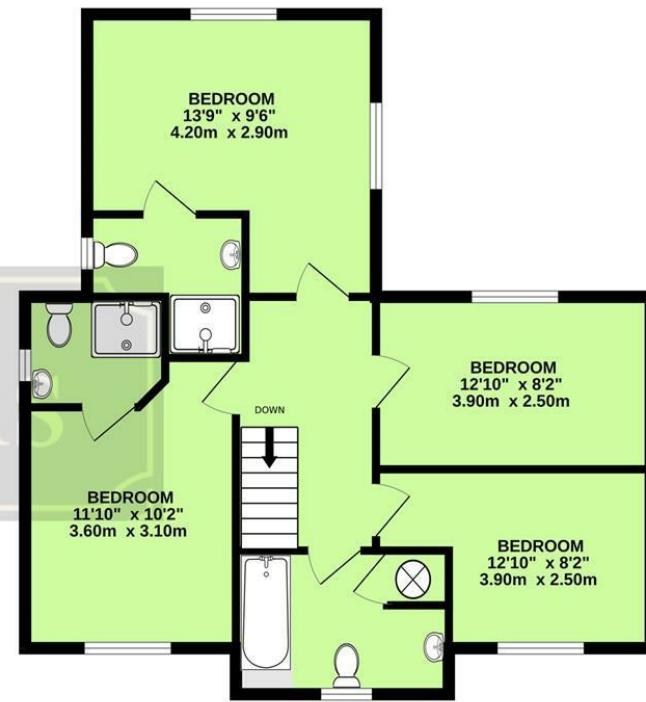
- Beautifully presented well crafted family home
- Ample parking for up to 3 cars, garaging with electric car charging point
- Landscaped gardens backing onto countryside
- Well served village location with rail station
- Sitting room
- Family room/large study
- Kitchen breakfast room with integrated appliances and central island
- Bi-fold doors, air source heating
- 4 bedrooms, fitted wardrobes
- 2 en-suites, family bathroom



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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