



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

**MARK · EWIN**  
BURY ST EDMUNDS

**CHAIN FREE** - A well presented 4 bedroom detached house situated in the well served and popular village of Elmswell. The ground floor offers spacious accommodation throughout. Beginning with an Entrance hall, cloakroom, open plan sitting room with a feature bay window and access to the dining area. The kitchen/dining room offers an attractive range of wall and base level units and incorporates a built in oven, hob and extractor. The dining area offers double doors leading to the garden. The ground floor also benefits from a useful study, ideal as a work from home space. Upstairs, a landing leads to four well-proportioned bedrooms with the main bedroom benefitting from an en-suite. A modern family bathroom equipped with a shower over bath completes the accommodation.

Outside there is an enclosed rear garden, laid with lawn and a paved patio area for outside seating. The property also offers a garage and off set parking.

Please note; There is a maintenance charge of £110.75 per annum payable to the management company.

#### 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)



#### Directions

Travelling along Station Road passing the Train Station turn left onto St Edmund's Drive and left again onto Hall Lane where the property can be found.

#### 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:

Garage 22' 11" x 9' 7" (6.98m x 2.92m)

Entrance Hallway 14' 3" x 6' 1" (4.34m x 1.85m)

Office 8' 5" x 7' 0" (2.57m x 2.14m)

Sitting Room 17' 6" x 12' 7" (5.33m x 3.83m)

Dining area 11' 11" x 9' 3" (3.63m x 2.82m)

Kitchen 14' 5" x 10' 5" (4.39m x 3.17m)

W.C 7' 0" x 5' 6" (2.13m x 1.68m)

Landing 10' 8" x 6' 1" (3.25m x 1.85m)

Bedroom 12' 4" x 8' 10" (3.76m x 2.69m)

Family Bathroom 6' 7" x 5' 4" (2.01m x 1.62m)

Bedroom 11' 0" x 10' 2" (3.35m x 3.10m)

Bedroom 13' 8" x 10' 4" (4.16m x 3.15m)

Ensuite 6' 2" x 5' 7" (1.88m x 1.70m)

Bedroom 12' 6" x 12' 4" (3.81m x 3.76m)

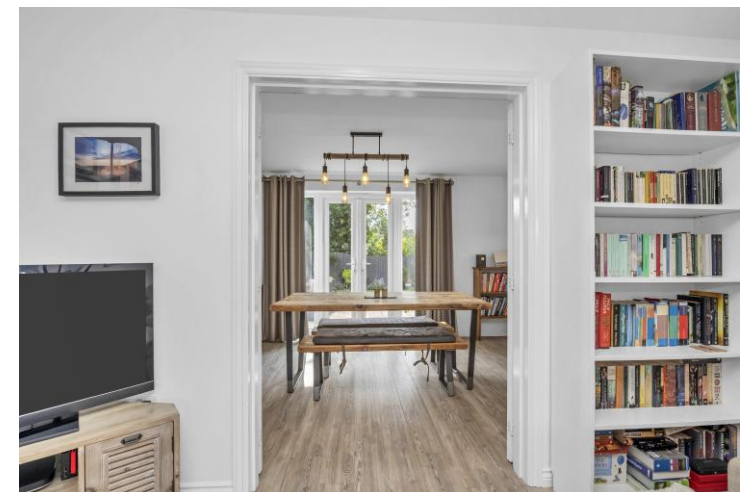
### Additional Information:

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

**Offers Over £425,000**  
**Freehold**





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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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