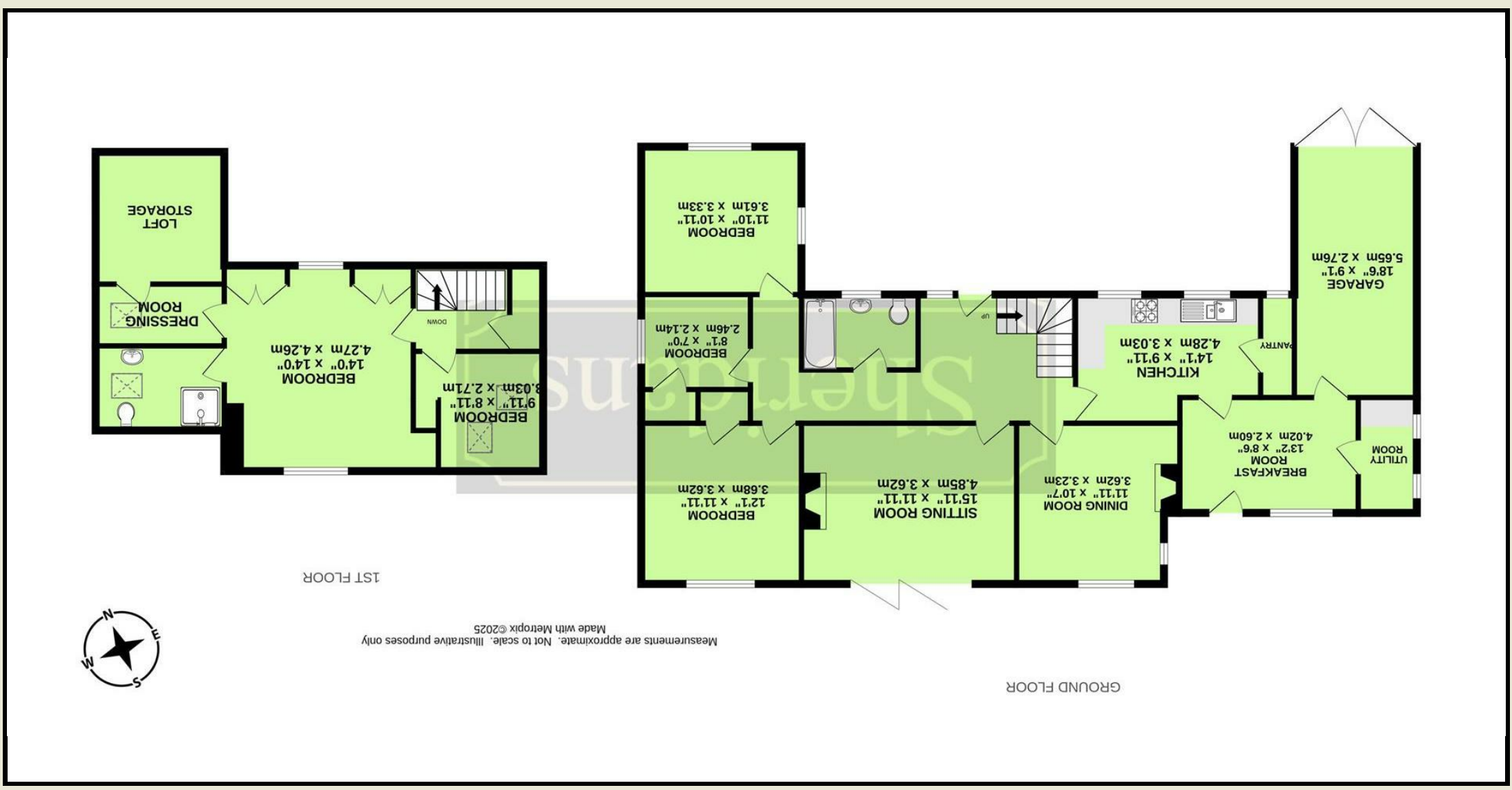


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





## Church Road, Elmswell, Bury St. Edmunds IP30 9DU

Guide Price £645,000

Traditional five bedroom detached family home providing versatile accommodation within private south facing gardens. All in over 1/3rd of an acre.

Understood to have been built approximately 80 years ago of traditional brick construction beneath a tiled roof and much improved and updated in more recent years, this charming property provides a surprising level of well presented accommodation retaining considerable character such as oak flooring and fireplaces, coupled with more modern day features, resulting in a superb home of great personality offering parking for several cars and large gardens providing an excellent degree of privacy.

The accommodation currently in brief comprises a spacious reception hall with bespoke oak staircase off to first floor and door to the sitting room, creating an ideal reception for relaxing with a striking herringbone oak block floor, original red brick fireplace and stylish aluminium Bi-fold doors opening to the rear gardens. The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath oak preparation surfaces, complemented by built in appliances including two double ovens, gas hob and dish washer. Off the kitchen is the walk in pantry. The breakfast room has a door to the gardens and to the utility room and the separate dining room, is an ideal reception for entertaining (currently used as a further sitting room/snug) with fireplace with woodburner and window to rear. The ground floor accommodation is completed by the three bedrooms served by the family bathroom.

The staircase leads to the first floor landing with walk in cupboard

and door to the large dual aspect principal bedroom, with two built in double wardrobe cupboards and complemented by a dressing room and luxurious en-suite shower room. A further bedroom/study completes the first floor accommodation.

### Outside

The property is approached along a driveway providing parking for several cars and access to the adjoining garage. The front gardens are mostly laid to lawn with numerous mature shrubs and trees and mostly hidden from the road behind a row of mature Conifer trees. Side access leads to the south facing rear gardens, which again are mostly laid to lawn and bordered by numerous trees and shrubs providing the occupants with an excellent degree of privacy, particularly during the summer months. A paved terrace with brick and flint feature wall and mature Wisteria, creates an ideal area for outdoor entertaining and al-fresco dining.

### Location

The property is within a short walk to the heart of the village. The particularly 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 co-op, pharmacy, vets, fish and chip shop, Chinese takeaway, two hairdressers, library, Post Office, public houses, parish church, pre-school and primary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

### Directions

When entering Elmswell from the direction of the A14 along Church

- Spacious detached family home in private south facing gardens
- Parking for several vehicles
- Particularly versatile accommodation
- Original features combined with modern living
- Spacious reception hall with oak staircase
- Sitting room, dining room
- Well equipped kitchen, breakfast room
- Walk in pantry, utility
- Three ground floor bedrooms, bathroom
- First floor principal bedroom, dressing room, en-suite, bedroom 5/study

Road, the entrance to the property will be found on the right hand side.

3 What Words ///painting.blindfold.folds

### Services

All mains services are connected. Gas fired radiator central heating. Council Tax Band ?  
Council - Mid Suffolk- Tax Band D  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk

