



DAVID
BURR

13 Pightle Close, Elmswell, IP30 9EJ

A pleasant three bedroom detached single storey dwelling offering generous accommodation within this highly regarded Suffolk village

Introduction

Elmswell is a thriving Suffolk village with a strong sense of community and wide-ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles away and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

A delightful three bedroom detached single storey dwelling located in this highly sought after Suffolk village and only a short distance from all the amenities on offer. The property affords generous accommodation and is particularly enhanced by its open plan sitting/dining room and exceptional rear garden. The remainder of the property is benefitted by off street parking and garage en bloc.



Living Accommodation

Entrance door opening through to:

ENTRANCE PORCH: A welcoming area with tiled flooring and door into

HALLWAY: An inviting area with two large built-in storage cupboards. Doors to;

SITTING ROOM/DINING ROOM: An excellent room cleverly designed into two distinctive areas with the sitting area 21'2 x 10'5 (6.4m x 3.2m) having front aspect and former feature brick fireplace. Door to kitchen and large opening to designated dining area 14' x 10'1 (4.2m 3m) with sliding doors that offers the potential for al fresco dining and to enjoy the wonderful views of the garden.

KITCHEN: 10'9 x 8' (3.3m x 2.4m) Fitted with an extensive range of wall and base units under work preparation surfaces that incorporate a four-ring electric hob with oven beneath and extractor hood above. Further integrated appliances include sink unit with mixer tap and single drainer. Spaces for freestanding fridge freezer and washing machine. Rear aspect and door to side porch.

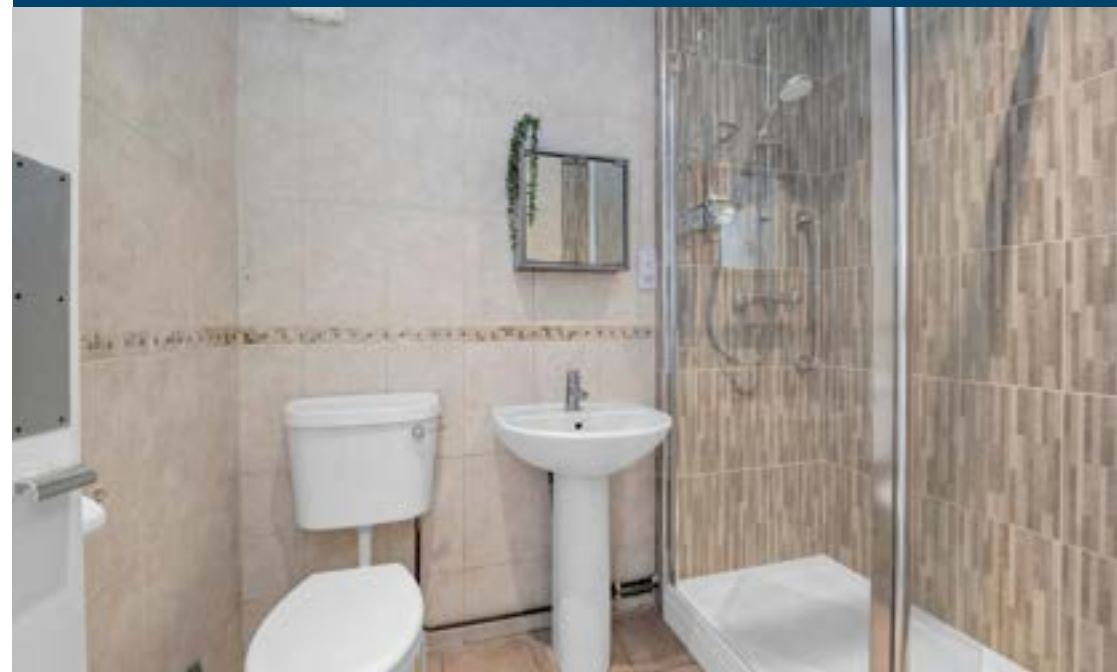
SIDE PORCH: A useful space having further door to the rear grounds.

BEDROOM 1: 11'1 x 9'8 (3.3m x 2.9m). Being a generous size and overlooking the wonderful rear garden. Built-in wardrobe.

BEDROOM 2: 9'8 x 8'5 (2.9m x 2.5m). Located to the front of the property again benefitting from a built-in wardrobe.

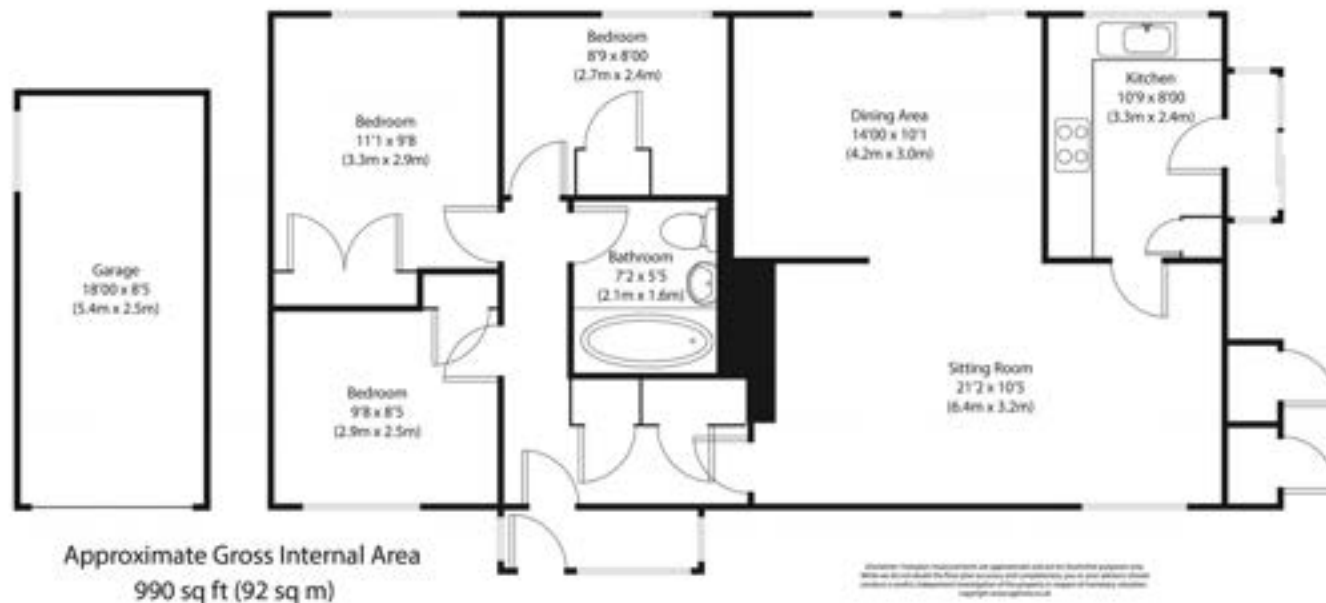
BEDROOM 3: 8'9 x 8' (2.7m x 2.4m). Having rear aspect and built-in cupboard.

BATHROOM: 7'2 x 5'5 (2.1m x 1.6m). Walk in Shower, W.C. and wash hand basin with mixer tap. Heated towel rail. Tiled flooring.



Outside Space & Garden

The property is approached by a pedestrian footpath to the front of the property. The remainder of the front is predominantly lawn. There is access to the rear from a half height picket gate giving access to the garden and the GARAGE EN BLOC 18' x 8'5 (5.4m x 2.5m) having up and over door. The south facing, manageable rear garden is possibly one of the key selling points of 13 Pightle Close and is predominately laid to lawn with a terrace area immediately abutting the rear of the property ideally placed to enjoy warm summer days. The lawn is flanked by well stocked flowering beds and shrubs.



DAVID
BURR

David Burr - Woolpit
Sampson House,
Woolpit, Bury
IP30 9QN
01359 245 245
Woolpit@davidburr.co.uk



Property information

Mid Suffolk District Council - D
EPC Rating: E

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.