



Pightle Close, Elmswell, Suffolk, IP30 9EJ

**MARK · EWIN**  
BURY ST EDMUNDS

# Pightle Close, Elmswell, Suffolk, IP30 9EJ

A spacious and well-presented three-bedroom detached home situated in the highly sought-after and well-served village of Elmswell.

The property offers well-balanced accommodation throughout, beginning with a welcoming entrance hall that provides access to a cloakroom and a comfortable sitting room featuring an attractive wood-burner. The hallway also leads to a stylish modern kitchen/breakfast room, fitted with an attractive range of contemporary units and incorporating a built-in oven, microwave, hob with extractor hood over, and a convenient breakfast bar for informal dining. Beyond the kitchen is a useful storage room together with a versatile utility/study area, ideal for home working or additional storage. To the rear of the property, a bright conservatory enjoys pleasant views over the garden and provides an excellent additional reception space for relaxing or entertaining.

On the first floor, the landing gives access to three generously proportioned bedrooms, all served by a well-appointed family bathroom.

Outside, the property benefits from a generously sized rear garden, predominantly laid to lawn and complemented by well-stocked flower and shrub borders. A rear access gate leads to the driveway and single garage, providing ample off-road parking and additional storage.

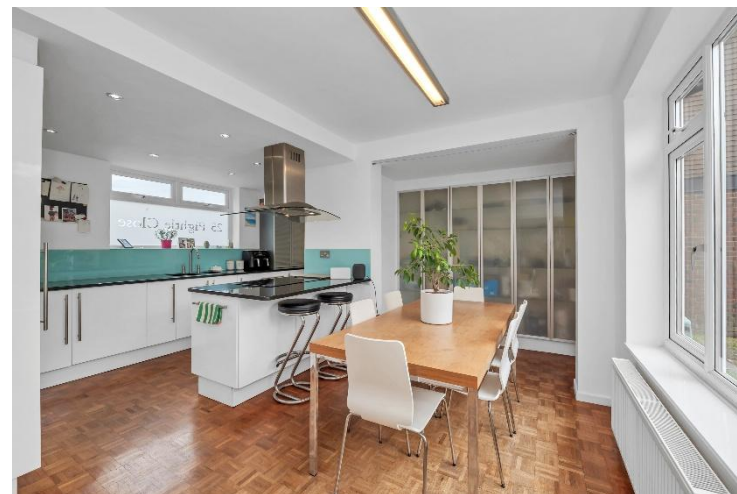
## Additional Information

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)

Services: Mains Gas, Electric, Water & Drainage. (Heating via gas central heating. (Please note that none of these services have been tested by the selling agents.)



## Directions

Proceed out of Bury St Edmunds on the A14 heading towards Ipswich. Take the slip road signposted Elmswell and at the roundabout take the third exit into the village of Elmswell. Head west on school road towards Hawk End Lane. Turn left onto Pightle Close, turn right to stay on Pightle close where the property can be found.

## Location

Elmswell offers a range of local shops and amenities including a Co-Op, Post Office, fish & chip shop, Chinese takeaway, nursery, primary school and pubs. There is also the railway station and road access via the A14 to Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. The A14 dual carriageway links the east coast ports with Cambridge and onward to London via the M11 motorway.

**Accommodation:**

Entrance Hall 9' 3" x 16' 10" (2.82m x 5.12m)

Cloakroom 5' 4" x 3' 8" (1.62m x 1.11m)

Sitting Room 18' 4" x 16' 9" (5.60m x 5.11m)

Kitchen 15' 7" x 9' 2" (4.76m x 2.80m)

Dining Area 9' 11" x 7' 7" (3.03m x 2.31m)

Utility/Office 6' 0" x 16' 10" (1.84m x 5.12m)

Conservatory 12' 4" x 7' 2" (3.77m x 2.18m)

Landing 13' 7" x 5' 7" (4.14m x 1.70m)

Bedroom 14' 7" x 10' 11" (4.45m x 3.32m)

Bedroom 14' 5" x 10' 9" (4.40m x 3.28m)

Bedroom 11' 5" x 7' 4" (3.48m x 2.23m)

Bathroom 9' 9" x 5' 7" (2.96m x 1.70m)

Front & Rear Gardens

Driveway & Garage

**Additional Information:**

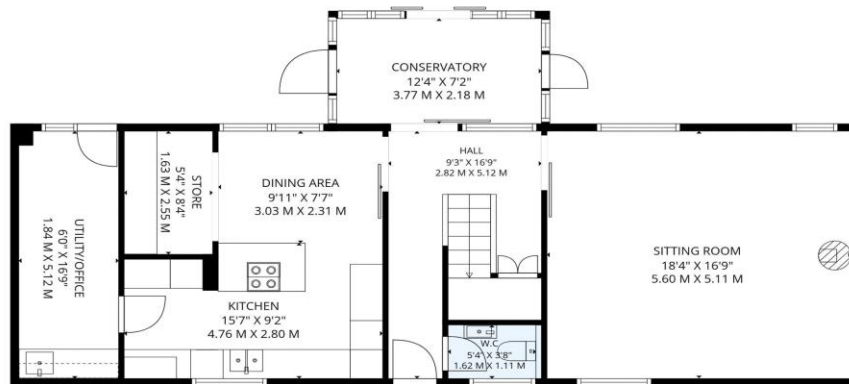
Council Tax Band: D

EPC Rating: TBC

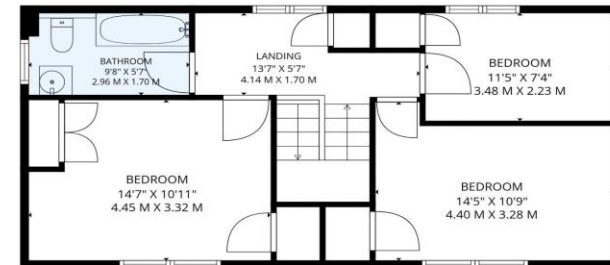
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**Offers Over £350,000  
Freehold**





1ST FLOOR



2ND FLOOR

All Measurements Are Approximate, This Floor Plan Is A Guide Only. Produced By Dcpp.



**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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