



Wyatt Close, Elmswell, Bury St. Edmunds

Sheridans



Wyatt Close, Elmswell, Bury St. Edmunds IP30 9UL

Guide Price £420,000

Occupying a prominent cul-de-sac location within the highly regarded village of Elmswell, this substantial four bedroom detached family home is offered with no onward chain and presents an excellent opportunity for buyers to update and personalise to their own taste.

Constructed of traditional brick with part-rendered elevations beneath a tiled roof, the property benefits from gas-fired central heating, UPVC double glazing to the rear and wooden-framed double glazing to the front. The home provides generous versatile accommodation, enhanced by a light and airy atmosphere, well-proportioned rooms and good sized gardens.

A welcoming entrance hall with stairs rising to the first floor and useful under-stairs storage sets the tone for the spacious interior. The sitting room is a generous reception space featuring a bay window to the front, a feature fireplace and sliding patio doors opening into the garden room/conservatory, which in turn provides direct access to the garden. The dining room offers an excellent space for entertaining with a window overlooking the garden and double doors leading back into the entrance hall.

The kitchen/diner is fitted with an extensive range of units providing ample cupboard and drawer storage beneath preparation surfaces. Integrated appliances include a double oven, gas hob with extractor over along with integrated fridge/freezer and dishwasher. A door leads to a useful utility room with additional cupboards, gas-fired boiler, integrated washing machine and a further door to the garden. A study/snug provides ideal space for home working, a family room or hobby room and a cloakroom with WC and wash hand basin completes the ground floor accommodation.

On the first floor, the spacious landing features a large sliding-door storage cupboard and leads to four well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes and cupboards with a dressing table and a large en suite shower room comprising shower cubicle, WC, bidet and vanity wash hand basin with storage beneath. The second bedroom also includes a range of fitted wardrobes and cupboards with a dressing table while the remaining bedrooms are served by a family bathroom, completing the first floor accommodation.

Outside

The property is approached via a driveway providing ample off road parking and access to the double garage, fitted with up-and-over doors, power and lighting, together with a courtesy door. The front garden features planted borders with a specimen tree and a lawned area, with a pathway leading to the front door.

The fully enclosed rear garden is predominantly laid to lawn and complemented by an abundance of mature shrubs, plants and trees, creating an attractive and private outdoor space. A patio area provides the perfect setting for al fresco dining and entertaining. The garden shed is of a good size and an additional area to the rear of the garden offers versatile space for a variety of uses, ideal for storage and discreetly screening utility items.

Location

The property enjoys a delightful position within this popular cul-de-sac and is conveniently located within walking distance of the village amenities. The well-served village of Elmswell lies approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, offering excellent transport links to Ipswich, the East Coast, Cambridge, the Midlands and London via the M11 motorway.

Perfect for families, commuters and retirees, the village offers a wide range of amenities including a supermarket, pharmacy, veterinary practice, hairdressers, Post Office, public houses and parish church, together with a choice of pre-school, primary and secondary education facilities. Elmswell also benefits from its own railway station, while an intercity rail service with direct links to London being available from nearby Stowmarket, approximately six miles away, making it an ideal location for commuters.

Directions

From the A14, enter the village via Church Road and continue before turning left onto School Road. Proceed to the T-junction and turn left onto Station Road, continuing over the railway crossing. Take the next right onto Blackbourne Road, then turn right onto Borley Crescent and left onto Wyatt Close. Follow the road around, where the property will be found on the right-hand side.

- CHAIN FREE
- Detached house with versatile accommodation
- Good sized bedrooms
- 3 Reception rooms
- Conservatory
- Ensuite
- Double garage & driveway parking
- Nice size garden
- Popular cul-de-sac location
- Close to amenities and train station

Services

Mains electricity, gas, water and drainage. Gas fired central heating
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



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 151sq.ft. (14.0 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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