



ELMSWELL ROAD | WETHERDEN

Offered with No Chain & Enjoying Countryside Views

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Guide Price £550,000 Freehold

FEATURES

- Detached village home with far-reaching countryside views
- South-facing enclosed garden
- High-specification kitchen/dining room with utility room
- Spacious sitting room with wood-burning stove
- Underfloor heating, solar panels & LPG central heating
- Three double bedrooms plus study/bedroom four
- Principal suite with walk-in wardrobe & en-suite
- Original flint-built blacksmith's workshop, kennels & log store
- Oversized garage with electric roller door & ample parking
- No onward chain

DESCRIPTION

The Forge is a beautifully presented detached home set within the sought-after Suffolk village of Wetherden, enjoying stunning far-reaching countryside views whilst remaining conveniently positioned for both Bury St Edmunds and Ipswich. Offering versatile and beautifully appointed accommodation, the property is perfectly suited to modern family living while embracing the charm and tranquillity of village life.

Finished to a high specification throughout, notable features include underfloor heating across the entire ground floor, internal oak doors, secure Ultion locking systems and LPG central heating. The accommodation comprises a spacious sitting/dining room with a wood-burning stove, a stylish kitchen/diner with integrated appliances, a separate utility room, three generous double bedrooms including an impressive principal suite with walk-in wardrobe and en-suite, together with a ground-floor study that could equally serve as a fourth bedroom.

Outside, beautifully maintained gardens enjoy uninterrupted field views and are complemented by extensive off-road parking, an oversized garage, a charming original flint-built blacksmith's workshop and useful ancillary outbuildings. Combining countryside charm with modern, practical living, The Forge offers a rare opportunity to enjoy the tranquillity of village life whilst remaining within easy reach of nearby towns and everyday amenities. Offered for sale with no onward chain.



ACCOMMODATION

Entrance Hall

A bright and welcoming entrance hall with Kardean flooring, useful storage cupboard and glazed oak doors leading to the principal reception rooms.

Downstairs WC

Fitted with a WC and wash hand basin, finished with Kardean flooring and contemporary splashbacks.

Sitting/Dining Room

A spacious dual-aspect reception room enjoying views over the gardens and surrounding countryside. A wood-burning stove provides a striking focal point, while French doors open onto the rear terrace. Underfloor heating throughout.

Kitchen/Diner

A superb entertaining and family space fitted with an extensive range of contemporary gloss units, bespoke Corian worktops, splashbacks and one-and-a-half bowl sink. Integrated appliances include a microwave and dishwasher, with space for an American-style fridge freezer and range cooker. French doors open onto the garden, with underfloor heating throughout.

Utility Room

Well-appointed with additional storage, separate sink, plumbing for appliances, water softener, wall-mounted boiler and external access. Underfloor heating.

Study/Bedroom 4

A versatile room overlooking the rear garden, complete with underfloor heating and ideally suited as a home office, guest bedroom or fourth bedroom.

First Floor Landing

Spacious landing with feature window, airing cupboard and loft access.

Principal Bedroom

A generous dual-aspect suite enjoying countryside views, with two fitted wardrobes discreetly incorporated into the room, a walk-in wardrobe and en-suite shower room.

En-suite

Well-appointed with corner rainfall shower, vanity unit, WC, bidet, heated illuminated mirror and heated towel rail.

Bedroom 2

A spacious double bedroom with dual Velux windows enjoying far-reaching countryside views.

Bedroom 3

A further double bedroom with fitted wardrobe overlooking the rear garden.



Family Bathroom

Stylishly fitted with a bath and rainfall shower over, glass bowl basin, WC, bidet, heated illuminated mirror and heated towel rail.

Outside

To the front, a generous gravel driveway provides ample parking for multiple vehicles and leads to the oversized single garage. A pond and mature trees create an attractive approach while providing a good degree of privacy.

To the rear, the beautifully landscaped south-facing garden enjoys uninterrupted views across open farmland. Featuring raised lawns, established borders, Indian sandstone terraces and decking areas, the garden is fully enclosed and provides an ideal space for outdoor dining, entertaining and relaxation.

A charming original flint-built blacksmith's workshop provides useful additional storage and adds character to this unique village home. A covered log store is conveniently positioned between the workshop and garage.

The property also benefits from two purpose-built kennels, one of which is fully equipped with power and heating, offering excellent flexibility for dog owners, hobbies or additional storage.

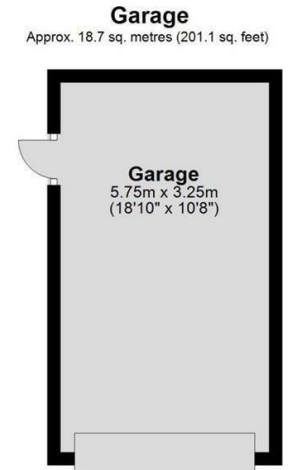
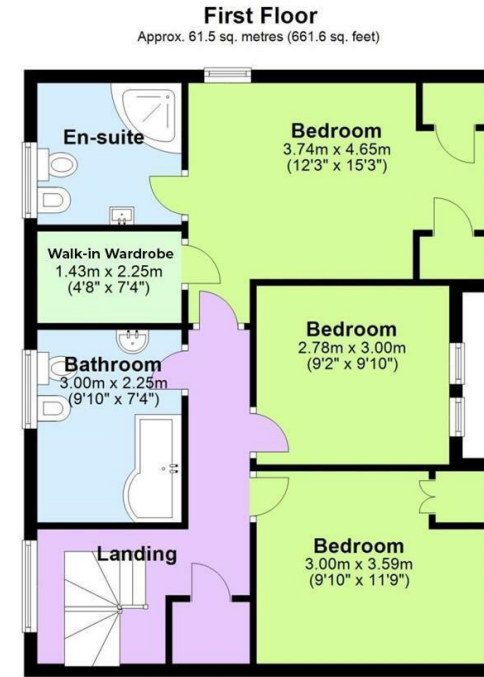
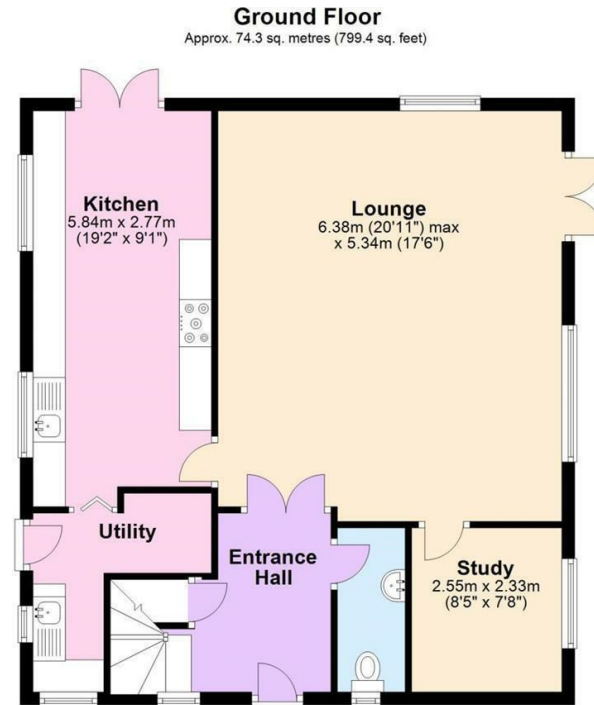
Garage

An oversized single garage with electric roller door, power, lighting and side access door. Benefiting from solar panels, a dedicated utility area with vented space for a tumble dryer, and a boarded loft storage area accessed via a built-in ladder, the garage provides exceptional practicality and additional storage.









Total area: approx. 154.4 sq. metres (1662.0 sq. feet)

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Council Tax Band : E

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MONEY LAUNDERING REGULATIONS 2003

Intending 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

