



Ashfield Road, Elmswell, Bury St. Edmunds

Sheridans



Ashfield Road, Elmswell, Bury St. Edmunds IP30 9HJ

Offers Over £525,000

Deceptively spacious detached family home offering approximately 2000 sq ft of thoughtfully improved accommodation on the edge of Elmswell, one of Mid Suffolk's most sought-after villages.

Built approximately 30 years ago in traditional brick with tiled roof the property has been more recently updated to include a new boiler, replacement double glazing and a modern kitchen. Blending classic charm with modern comfort and set on a generous plot, the home offers versatile living spaces that can adapt to evolving family needs, future-proofing the property and minimising the need to move, making it a rare opportunity to secure a family residence with long-term potential in a desirable semi-rural location.

The accommodation is thoughtfully arranged to offer a seamless blend of practical family living and entertaining. A welcoming entrance hall features a cloakroom and staircase to the first floor. At the heart of the home, a recently fitted kitchen/diner boasts extensive storage and generous preparation surfaces. Equipped with a sleek eye-level double oven, ceramic hob, a dishwasher and a fridge/freezer whilst providing plenty of room for a kitchen table, making it ideal for family meals. There are units in the utility room with spaces for washing machine and tumble dryer.

A bright, dual-aspect dining room is perfect for formal entertaining but could also serve as a further sitting or family room, while a separate study provides a practical home office or playroom. The spacious sitting room features a charming fireplace with an inset wood-burning stove and is flooded with natural light. French doors open into the delightful conservatory, leading to the south-west facing terrace being perfect for al fresco dining, relaxing or enjoying spectacular sunsets, before extending onto the garden beyond.

Upstairs, a generous landing with a Velux-style window leads to four well-proportioned bedrooms, two with built-in wardrobes. The principal bedroom enjoys scenic countryside views and practical en-suite comprising bath with shower over, vanity basin and WC. The remaining bedrooms are served by a modern family shower room with vanity basin and WC completes the first floor accommodation.

Outside

Set well back from the road and screened by mature hedging and trees the gravel driveway provides ample parking and leads to a detached double garage, linked to the house via the utility room being perfect for muddy boots, laundry and practical everyday household needs. The garage features two up-and-over doors, power, and lighting, offering generous storage.

Set within a 0.4-acre plot, the property enjoys privacy and glorious countryside views. The garden is a particular highlight and is predominantly laid to lawn, featuring a generous patio, assorted raised beds, mature shrubs and trees along with charming pond and wooden bridge over. Ideal for garden enthusiasts, families or those seeking a degree of self-sufficiency, the plot also offers scope for a garden studio, annexe, or potentially, subject to the necessary consents, a separate dwelling.

Location

The house enjoys a delightful position on the very edge of the village benefiting from open views and creating a pleasant sense of space and outlook. The property lies within the school catchment area for Thurston Community College and easy access to amenities.

The well-served village of Elmswell is situated approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, providing excellent road links to Ipswich, the East Coast, Bury St Edmunds, Cambridge, the Midlands and London via the A14/M11.

Local amenities, located within approximately 1.3 km, include a supermarket, pharmacy, veterinary surgery, fish and chip shop, Chinese takeaway, two hairdressers, library, Post Office, public houses and parish church. Educational facilities range from pre-school through to primary and secondary schooling, and the village also benefits from its own train station. An intercity rail service is available from nearby Stowmarket, approximately six miles away.

Directions

When entering the village from the direction of the A14 dual carriageway. Exit

- Substantial village home
- Versatile accommodation
- New kitchen/diner
- Well proportioned bedrooms
- En-suite
- Conservatory
- Double garage and ample parking
- Scope to extend (stp)
- Large garden with countryside views
- Close to amenities

the roundabout onto Church Rd, turn left onto School Rd. Then turn left onto Station Rd. Continue over the railway crossing and continue through the village where the property can be found on the left hand side.

Services

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

Council Tax: Mid Suffolk Band: E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR



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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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