

DAVID  
BURR



Brent Knoll, Ashfield Road, Elmswell, IP30 9HJ



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An individually designed detached family home extending to approximately 1,800 sq. ft., offering versatile and well-balanced accommodation arranged over two floors. The property features a spacious sitting room opening into a generous conservatory overlooking the gardens, together with a separate dining room, well-equipped kitchen and utility room. Of particular note is the ground floor bedroom suite with adjoining en-suite facilities, ideal for multi-generational living or guest accommodation. The first floor provides three further bedrooms and a family bathroom, complemented by useful storage throughout. Outside, the property enjoys ample off-road parking, attractive front gardens and a substantial detached timber garage/workshop, all situated within a well-regarded village setting

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Elmswell is a well-served and highly regarded Suffolk village offering an excellent range of local amenities including shops, cafés, public houses, schooling and a health centre, together with a railway station providing direct links to Bury St Edmunds, Stowmarket and London Liverpool Street. The village enjoys a strong sense of community whilst remaining conveniently positioned for access to the A14, making it ideal for commuters. Surrounded by attractive countryside yet benefiting from everyday conveniences, Elmswell continues to prove popular with families and professionals alike.

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# Key Features

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Four bedrooms including ground  
floor bedroom suite

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Spacious sitting room with adjoining  
conservatory

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Ample off-road parking and  
generous frontage

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Spacious sitting room with  
adjoining conservatory

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Detached timber garage/workshop

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First floor family bathroom

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# Living & Entertaining

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The property has been designed with comfortable family living and entertaining in mind, offering a wonderful balance of formal and informal reception space. The generous sitting room provides a particularly welcoming atmosphere, centred around an attractive fireplace and enhanced by double doors leading through to the conservatory, allowing the accommodation to flow seamlessly for larger gatherings.

Flooded with natural light and enjoying delightful views across the gardens, the conservatory creates an ideal space for relaxed dining, morning coffee or year-round enjoyment of the outdoor surroundings. In addition, the separate dining room offers an elegant setting for more formal occasions and family celebrations, while the overall layout provides both versatility and practicality for modern day living.



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## Bedrooms & Bathrooms

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The bedroom accommodation is both spacious and versatile, offering comfortable and well-proportioned rooms ideally suited to family living.

The principal bedroom enjoys a particularly generous layout with fitted storage and the benefit of an adjoining en-suite shower room, creating a private and relaxing retreat.

The remaining bedrooms are equally well-presented and served by a family bathroom, with each room enjoying a pleasant outlook and an abundance of natural light.

The flexible arrangement of accommodation, including the ground floor bedroom suite, makes the property especially well suited to multi-generational living, visiting guests or those seeking adaptable space for home working or hobbies.



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# Garden & Outside area

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Outside, the property enjoys a generous and well-maintained rear garden, predominantly laid to lawn and enclosed by mature boundaries, creating a pleasant degree of privacy and an ideal setting for families and outdoor entertaining. A paved terrace adjoining the conservatory provides an excellent space for al fresco dining and summer gatherings, whilst the established planting and mature trees add both character and colour throughout the seasons. The overall plot offers a wonderful balance of open lawn, seating areas and practical outside space, perfectly complementing the spacious interior accommodation.



# Floorplan

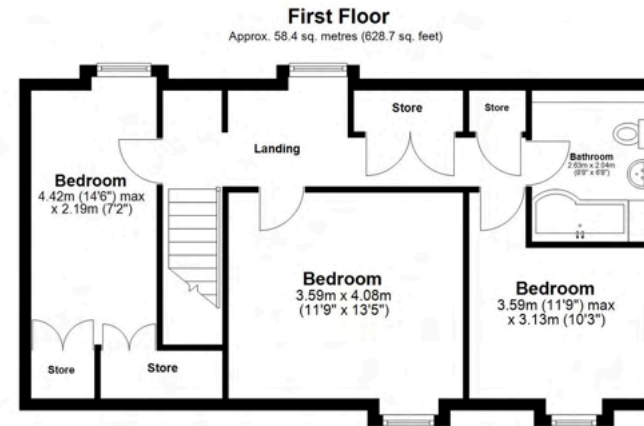
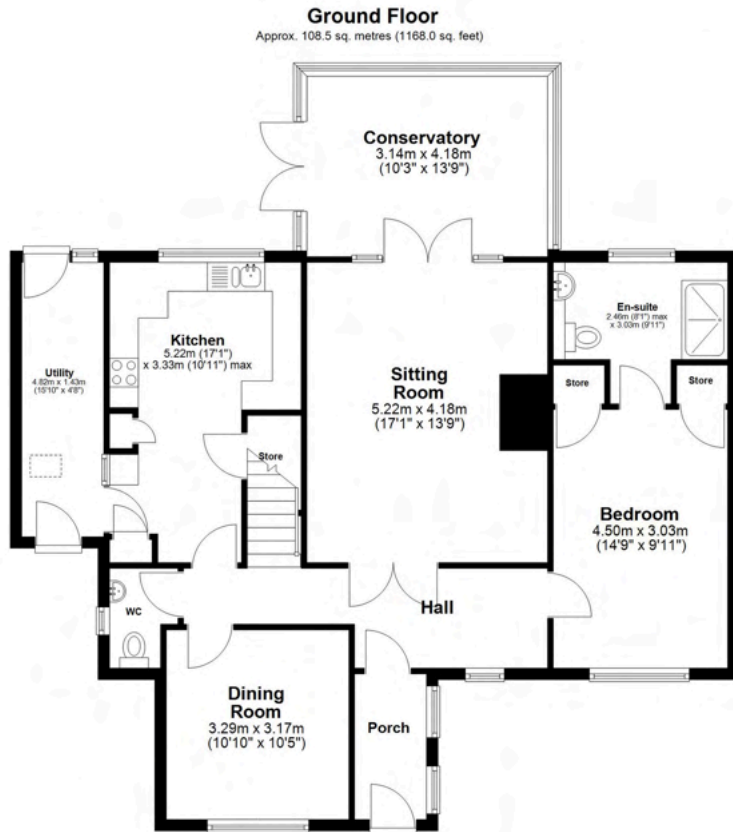
## Property information

Mid Suffolk District Council - D

EPC Rating: TBC

Tenure: Freehold

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Total area: approx. 166.9 sq. metres (1796.7 sq. feet)

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