



Lea Road, Elmswell, Bury St. Edmunds

Sheridans



# Lea Road, Elmswell, Bury St. Edmunds IP30 9YQ

Guide Price £475,000

A beautifully presented, double-fronted detached family home occupying a generous and notably wide plot, offering light-filled, energy-efficient accommodation. Ideally situated in this popular village this superb home combines space, style and versatility, making it perfectly suited to a wide range of buyers.

Constructed of attractive red brick beneath a tiled roof with areas of complementary cladding, this impressive home provides exceptionally well-balanced accommodation, with a natural sense of light and space enhanced by its double-fronted design. The accommodation in brief comprises a welcoming entrance hall with stairs rising to the first floor, storage cupboard beneath and door to cloakroom. The double aspect sitting room enjoys an abundance of natural light with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The heart of the home is undoubtedly the striking kitchen/dining room, thoughtfully designed to cater for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of modern units with generous preparation surfaces, complemented by an eye-level double oven, hob and integrated appliances including dishwasher and fridge/freezer. A central island provides further storage along with space for informal dining. This sociable space flows effortlessly, ideal for both relaxed gatherings and more formal occasions. Windows to each side, finished with plantation shutters, flood the room with natural light, while French doors open onto the garden. A door leads to the utility room, a highly practical space with storage and room for appliances. Perfectly designed to accommodate everyday tasks neatly tucked away from the main living areas with a door to the garden.

The first floor continues the theme of light and well-proportioned accommodation, with a bright landing overlooking the rear garden and including an airing cupboard. The principal bedroom is a

generous double aspect room with fitted sliding wardrobes and a well-appointed ensuite shower room. Three further bedrooms are all of good size and are served by a modern family bathroom fitted with bath, separate shower cubicle, WC and wash hand basin and completes the accommodation.

Overall, this is a thoughtfully designed, energy-efficient home that delivers a rare combination of space, light and practicality, all set within a desirable and convenient location.

## Outside

The property is approached via a block-paved shared driveway, providing ample parking and leading to a double garage with up-and-over doors, power. The frontage reflects the generous proportions of the plot, with lawned areas to either side and well stocked flowerbeds.

The south-facing rear garden is a particular highlight, being predominantly walled and enjoying a high degree of privacy. Mainly laid to lawn and complemented by raised planted borders, the garden offers a wonderful space for both relaxation and entertaining. A generous patio area includes a dedicated BBQ nook, with a further secluded seating area tucked away to one side, creating a peaceful and versatile outdoor setting. A hot tub is currently in place and available by separate negotiation.

## Location

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, 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 Elmswell from the direction of the A14 dual carriageway, continue up the hill from the roundabout and continue along Church Road then turn right onto Lea Road.

## Services

All mains services are connected to the property. Gas fired radiator central

- Modern energy efficient family home
- Stunning open plan kitchen/dining/family room
- Double aspect sitting room
- Well proportioned bedrooms
- Family bathroom and ensuite
- South facing landscaped garden
- Wide, generous plot with excellent frontage
- Prominent position
- Double garage and off road parking
- Close to amenities

heating.

Council Tax Band: D - Mid Suffolk

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk

Service Charge: £268 per annum

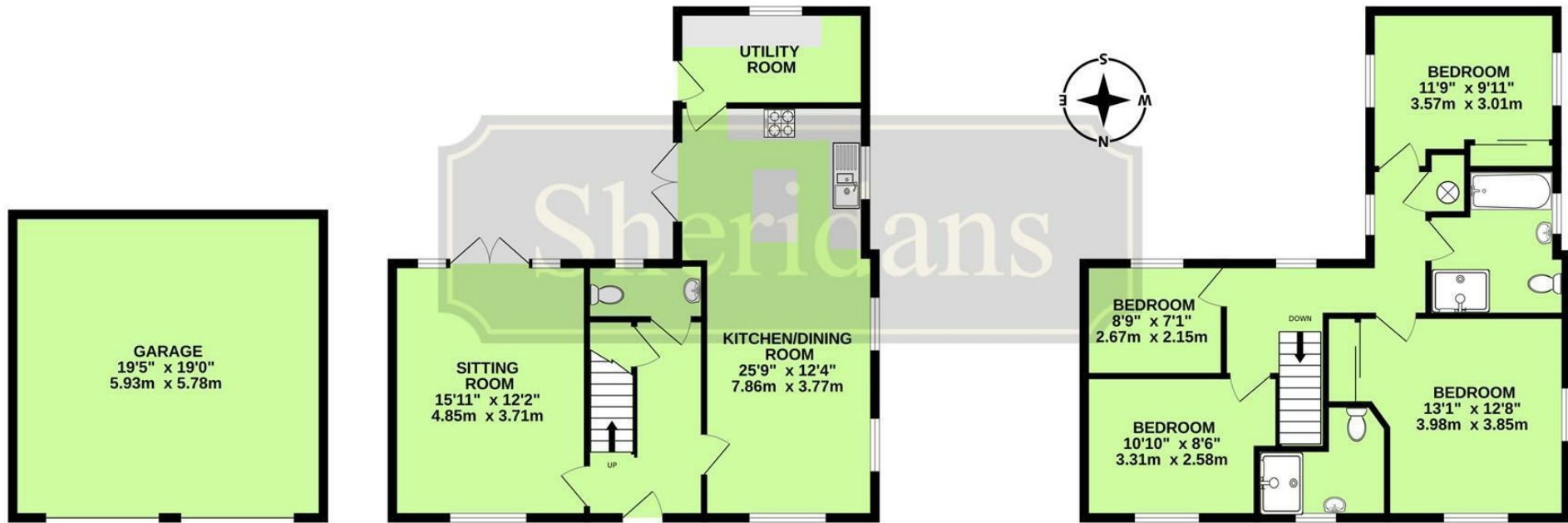
NBHC Warranty with 6 years remaining



GROUND FLOOR

TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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**

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