

A two-story brick house with a gabled roof and a gravel driveway. The house has a bay window on the ground floor and two windows on the upper floor. A dark blue sign with white text is in the top left corner. The background shows a blue sky with clouds and a neighboring house.

DAVID
BURR

Graces, Elmswell

A versatile detached four-bedroom home with ample parking and an enclosed rear garden, situated in the popular village of Elmswell..



**Graces, New Road, Elmswell,
IP30 9BT**

GRACES is a detached four-bedroom home offering approximately 1,231 sq ft of versatile accommodation, situated within the popular and well-served village of Elmswell. The property provides an adaptable arrangement over two floors, with the particular benefit of a ground-floor bedroom and adjacent shower room, while outside there is ample off-road parking and an enclosed rear garden.

The property is approached through a glazed entrance door opening into a welcoming ENTRANCE HALL, with wood flooring and staircase rising to the first floor. The principal reception room is the SITTING ROOM, a well-proportioned room extending to approximately 16'4" and featuring a bay window together with an attractive fireplace with timber surround, decorative tiled inserts and cast-iron style grate.

Key Features

Key features

- Detached four-bedroom house
- Approximately 1,231 sq ft / 114 sq m
- Versatile ground-floor bedroom and shower room
- Generous 19'3" kitchen
- Sitting room with bay window and attractive fireplace
- Substantial separate utility room
- Three first-floor bedrooms
- Family bathroom
- Ample off-road parking
- Enclosed rear garden
- Popular well-served village location
- No Onward Chain



Living & Entertaining

The principal living spaces are well suited to both everyday family life and entertaining.

The 19'3" kitchen provides generous proportions with ample space for informal dining, while the sitting room offers a more relaxed setting, centred around an attractive fireplace and complemented by a bay window.

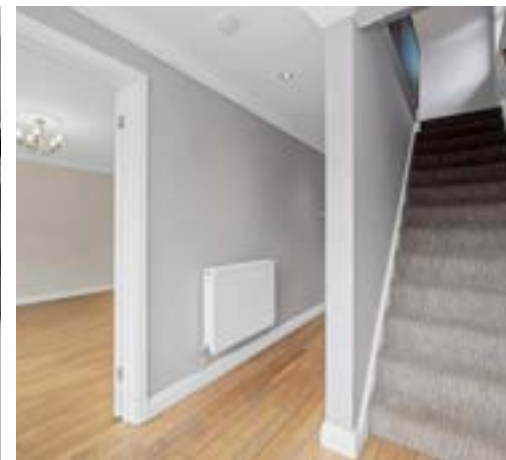
A substantial separate utility room adds valuable practicality, keeping the main living areas free for entertaining and day-to-day enjoyment.



Kitchen & Daily living

At the heart of the home is the generous 19'3" kitchen, fitted with an extensive range of cabinetry and offering plenty of space for informal dining and everyday family life.

A particularly spacious utility room provides excellent additional storage and practical working space, while direct access outside creates an easy connection with the garden.



Bedrooms & Bathrooms

The bedroom accommodation is particularly flexible, with three bedrooms and a family bathroom on the first floor, complemented by a generous ground-floor bedroom and adjacent shower room.

This arrangement lends itself equally well to family life, visiting guests or multigenerational living, with the ground-floor room also offering scope for use as a home office if preferred.



Garden & Outside area

The property is complemented by a generous shingle frontage providing ample off-road parking, with gated access leading to the rear.

The enclosed rear garden is predominantly laid to lawn with paved areas for outdoor seating and entertaining, established planting and a useful timber garden shed.



Location

Graces is situated within the popular and well-served village of Elmswell, conveniently positioned between Bury St Edmunds and Stowmarket with excellent access to the A14 for wider regional connections.

The village offers a good range of everyday amenities and benefits from its own Elmswell Community Primary School together with Elmswell railway station. Rail services connect towards Bury St Edmunds and Cambridge in one direction and Stowmarket and Ipswich in the other, making the village particularly convenient for commuters.

Elmswell combines the convenience of a thriving village with good road and rail links, while the historic market town of Bury St Edmunds provides an extensive range of shopping, leisure and cultural facilities.



Floorplan



TOTAL: 1231 sq. ft, 114 m2
GROUND FLOOR: 709 sq. ft, 66 m2, 1ST FLOOR: 522 sq. ft, 48 m2
EXCLUDED AREAS: UTILITY: 111 sq. ft, 10 m2, BAY WINDOW: 12 sq. ft, 1 m2, WALLS: 108 sq. ft, 11 m2

All Measurements are Approximate. This Floor Plan is a Guide Only. Produced By Emap.



Property information

Mid Suffolk District Council - E

EPC Rating: E

Tenure: Freehold

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