



Lyle Close, Elmswell, Bury St. Edmunds

Sheridans



Lyle Close, Elmswell, Bury St. Edmunds IP30 9GZ

Offers Over £350,000

Built approximately 20 years ago by the well-regarded builders Hartog and Hutton, this attractive semi-detached home is finished to a high standard and offers an appealing blend of modern living with countryside views.

Constructed in traditional rendered style beneath a tiled roof, the property provides immaculately presented accommodation with a light and airy feel throughout. Outside, there is a low-maintenance rear garden, and the home is pleasantly situated in a small, non-estate cul-de-sac on the edge of the popular and well-served village of Elmswell.

The property benefits from oil-fired radiator central heating and double glazing. The accommodation which has been significantly improved by the current owner, briefly comprises an entrance hall with stairs rising to the first floor and access to a cloakroom. The dual-aspect sitting room is a welcoming and cosy space featuring an attractive fireplace. The kitchen/dining room is ideal for both everyday living and entertaining, having been refitted with an extensive range of high-quality units providing ample cupboard and drawer space beneath quartz work surfaces. Integrated appliances include a single oven and ceramic hob with space for a fridge/freezer. There is a useful integral storage cupboard housing the boiler (approx 10y old). French doors opening onto the garden complete this beautiful and practical room. The kitchen is brand new and was completed in September 2025.

To the first floor, a landing leads to three well-proportioned bedrooms and a stylish refitted bathroom, featuring a vanity wash basin with storage beneath and a bath with shower over, completing the first-floor accommodation.

Outside

To the front, the property is approached via a neatly maintained lawn with well-stocked planted borders and block-paved parking area, in addition to driveway parking in front of the garage. The garage offers excellent versatility with up-and-over door, power supply and office/storage area to the rear, making it ideal for home working or hobbies.

The fully enclosed rear garden provides a private and family-friendly outdoor space which is predominantly laid to lawn with a patio area perfect for alfresco dining and entertaining. A courtesy door offers convenient access to the garage.

Location

The house enjoys a delightful position on the very edge of the small exclusive development, 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.

- Stunning kitchen/diner
- Dual aspect sitting room
- Immaculately presented
- Refitted bathroom and cloakroom
- Garage with ample parking
- Non-estate small development
- Double glazing
- Good sized garden
- Field views

Directions

When entering the village from the direction of the A14 dual carriageway. Exit 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 development can be found on the left hand side.

Services

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

Council Tax: Mid Suffolk Band: C

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

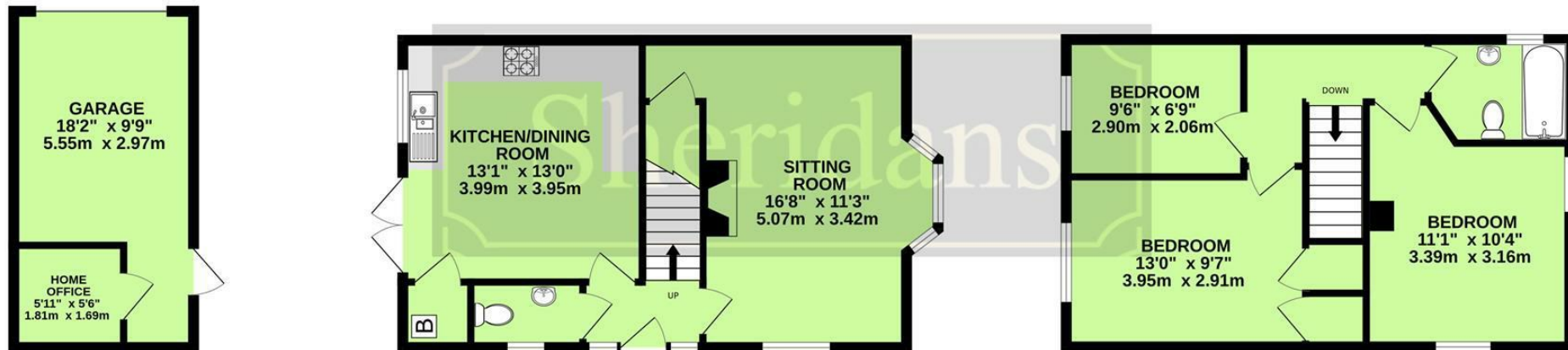




GROUND FLOOR

TOTAL FLOOR AREA : 936sq.ft. (87.0 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.

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