



DAVID
BURR

Pightle Close, Elmswell

An extensively improved detached family home offering beautifully presented accommodation, exceptional garaging and workshop facilities, and an excellent position within one of Elmswell's most desirable residential locations



Introduction

Occupying a splendid position at the end of a no-through road with a pedestrianised frontage, this impressive detached family home has been comprehensively updated by the current owners to create a stylish and exceptionally versatile property.

The accommodation is arranged over two floors and offers bright, well-proportioned living space complemented by three generous bedrooms, two contemporary bath/shower rooms and a modern fitted kitchen.

Outside, the property truly distinguishes itself with substantial triple garaging, workshop facilities and secure enclosed gardens, making it an ideal home for families, classic car enthusiasts, hobbyists or those seeking excellent work-from-home potential.

Key Features

- **Beautifully presented detached family home**
- **Three generous bedrooms**
- **Spacious sitting room with garden access**
- **No Onward Chain**
- **Modern fitted kitchen and dining room**
- **Contemporary family bathroom and ensuite**
- **Extensive garaging, workshop and store**
- **Professionally installed 4K CCTV system included**
- **No-through road with pedestrianised frontage**
- **Positioned on the A14 side of the railway crossing for excellent commuter convenience**
- **Attractive enclosed rear garden**
- **Exceptional storage and workshop facilities**



Living Space

The ground floor has been thoughtfully designed to provide comfortable and practical family living.

A welcoming entrance hall leads through to the well-appointed kitchen, fitted with a comprehensive range of contemporary units and integrated appliances, with the fridge included within the sale.

The adjoining dining room provides an ideal setting for both everyday meals and entertaining, whilst the generous sitting room enjoys excellent natural light and benefits from wide bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

A cloakroom completes the ground floor accommodation.



Bedrooms & Accommodation

Comfortable Family Accommodation

The first floor provides three well-proportioned bedrooms, all presented to an excellent standard.

The principal bedroom benefits from its own stylish ensuite shower room, whilst the remaining bedrooms are served by a beautifully appointed family bathroom featuring a contemporary freestanding bath together with high-quality fittings.

The accommodation is perfectly suited to modern family life whilst also offering flexibility for those requiring guest accommodation or a home office.



Garaging & Workshop

A Rare Opportunity

One of the property's most outstanding features is the exceptional range of outbuildings.

The substantial double garage has been professionally fitted and currently provides an excellent workshop with fitted cabinetry, extensive work surfaces and high-quality lighting, whilst a further garage provides additional storage and workshop space. Both garages are fitted with electric roller doors, offering practicality and ease of access.

These buildings have been constructed to a particularly high standard and offer enormous flexibility for a variety of future uses, including a home office, gym or studio, subject to any necessary consents.

The professionally installed 4K CCTV system will remain with the property and includes:

- Four external cameras
- Large monitoring screen within the garage
- Dedicated router
- Network switch located within the lounge
- Hard-wired network cabling between the house and garages



Garden & Outside area

The rear garden has been designed with both practicality and enjoyment in mind, offering generous lawned areas, a substantial decked terrace ideal for outdoor entertaining, and direct access to the exceptional garaging and workshop buildings. The enclosed garden provides excellent access to the extensive storage and workspace beyond.

To the front, the property enjoys an attractive lawned garden with a pedestrianised approach, whilst the extensive garaging is accessed separately from the rear.



Floorplan



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

Location

Elmswell

Elmswell continues to be one of Mid Suffolk's most sought-after villages, offering an excellent range of everyday amenities including a village shop, Co-op supermarket, primary school, doctor's surgery, public houses, cafés and a railway station providing regular services to Ipswich, Cambridge and London via Stowmarket.

The property is situated on the A14 side of the village railway crossing, allowing access to the A14 without the need to cross the railway line.

The no-through road and pedestrianised frontage create a particularly splendid environment, making the property especially appealing to growing families.

Property information

Mid Suffolk District Council - D

EPC Rating:TBC

Tenure: Freehold

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