



17 Hall Lane, Elmswell

Guide Price £450,000

THE
M&G
PARTNERSHIP



17 Hall Lane

Elmswell, Bury St. Edmunds

- Attractive Position, Overlooking The Green
- Four Double Bedrooms
- Cloakroom, Family Bathroom & En-Suite
- Multiple Reception Spaces For Versatility
- Superb Family Home In A Quiet Setting
- Driveway For Three Vehicles (Tandem) Plus Garage
- Stunning Kitchen With Integrated Appliances
- Vendor Has Found (Onward Purchase)

Situated in the highly regarded village of Elmswell, this exceptionally well-presented four-bedroom detached family home occupies an enviable position overlooking an attractive communal green, offering a peaceful setting whilst remaining within easy reach of the village's excellent amenities. Designed with modern family living in mind, the property boasts generous and well-balanced accommodation throughout, with each of the four bedrooms being comfortable doubles, providing ample space for growing families, guests or those working from home. Furthermore, the choice of multiple ground floor reception rooms, adds to the versatility of the property.

Elmswell itself offers an excellent range of everyday facilities including shops, cafés, schooling, healthcare services and a railway station providing direct links towards Bury St Edmunds, Ipswich and Cambridge, making this an outstanding location for both commuters and families alike.

Combining generous proportions, a high standard of presentation and a desirable village setting, this is a superb family home that offers comfort, practicality and a wonderful outlook in equal measure.



Hallway

15' 8" x 6' 7" (4.78m x 2.00m)

Upon entry, you are greeted by a generous hallway, providing access to the kitchen, snug/dining room, utility room, lounge and staircase leading to the first floor. Upgraded Amtico flooring can be found throughout, excluding the snug. Bespoke understairs storage further utilises the space available, adding both practicality and style.

Kitchen

16' 4" x 11' 2" (4.97m x 3.40m)

The dual aspect, open-plan kitchen-diner is bathed in natural light, and provides views from both the front and rear, whether this be over the communal green, or the private rear garden. The contemporary, galley-style kitchen boasts an abundance of storage, both low and eye level, as well as integrated appliances hidden behind the shaker-style fascia. Upgraded Earthstone worktops, downlights and ambient kickboard lighting all add to the superb aesthetic.

Dining Area

12' 9" x 10' 8" (3.88m x 3.26m)

The dining area to the rear is currently utilised as a snug, with double doors overlooking the garden, complete with bespoke shutters. Access can also be found into the living room.

Living Room

15' 6" x 12' 10" (4.72m x 3.91m)

The large living room, again, provides double doors overlooking the garden, complete with bespoke shutters - perfect for hosting in the Summer months.

Snug / Dining Room

10' 1" x 8' 11" (3.08m x 2.71m)

The snug / dining room is currently utilised as the dining space, but has previously been used as an office, snug, playroom and even bedroom when required.

Utility & WC

8' 9" x 5' 6" (2.66m x 1.67m)

Completing the ground floor, you will find the sizeable utility / cloakroom, complete with wc, inset basin, additional storage and an integrated washing machine.



Bedroom 1

11' 10" x 8' 9" (3.61m x 2.66m)

Bedroom one is a large double room overlooking the front of the property, and communal green, whilst complete with smoked, mirror-fronted fitted wardrobes and en-suite.

En Suite

7' 7" x 5' 0" (2.30m x 1.53m)

Complete with walk-in shower, wc, basin and heated towel rail.

Bedroom 2

15' 8" x 11' 2" (4.78m x 3.41m)

Large double bedroom overlooking the rear

Bedroom 3

13' 6" x 11' 1" (4.11m x 3.37m)

Large double bedroom overlooking the front of the property and communal green.

Bedroom 4

12' 10" x 8' 5" (3.91m x 2.57m)

Sizeable double bedroom overlooking the rear garden.

Bathroom

9' 1" x 6' 8" (2.78m x 2.03m)

The three-piece family bathroom offers an upgraded P-shaped bath with shower over, glass shower screen, wc, basin and heated towel rail.

Outside

The private rear garden is shaped with a choice of mature shrubbery, lawn, patio space and access to the rear of the garage. Two seating areas have been created to enjoy the sun to it's full potential, with the south facing aspect being a superb benefit. Features such as an outside double socket and tap all add to the practicality. Gated access can be found leading to the tandem driveway, suitable for three vehicles before leading to the x1.5 length, single garage, complete with power and exposed eaves for storage.

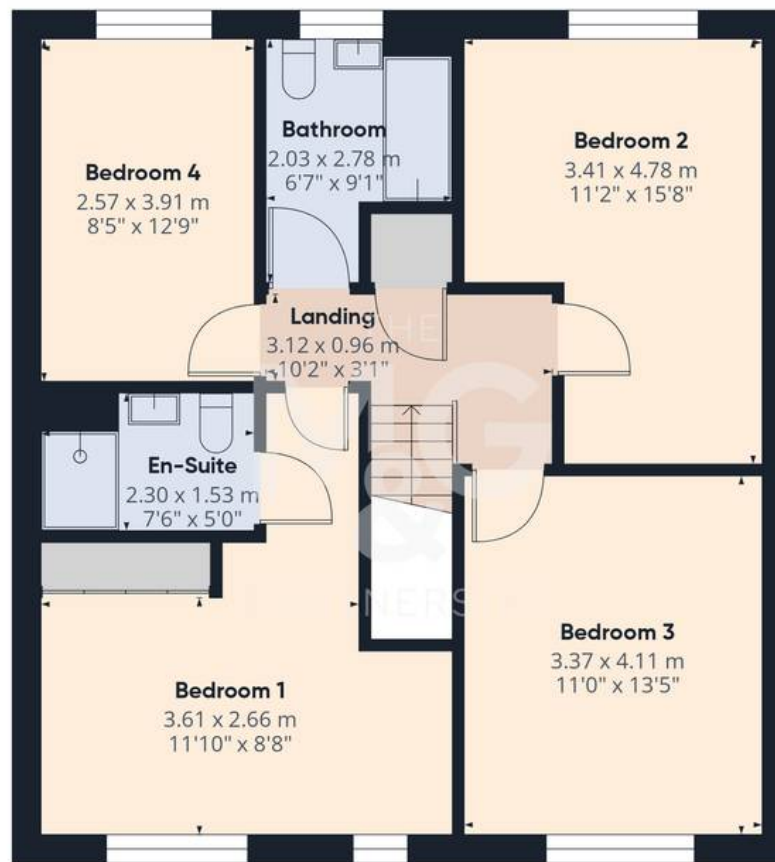
Agent Notes

EPC Rating - B Council Tax Band - B (Mid-Suffolk) NHBC Warranty - 1 year, 5 months remaining Estate Management Charge: £170 p/a All Mains Services Connected Gas Central Heating - Serviced Routinely Ofcom states Ultrafast broadband & all mobile providers are likely





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2





For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.