



**St Johns Close, Elmswell**

**Sheridans**







# St Johns Close, Elmswell IP30 9GA

Guide Price £625,000

Outstanding detached 4 bedroomed family home of just under 2000 sqft complemented by delightful south facing gardens enjoying an exclusive setting within thriving village.

Built in 2020 to an incredibly high standard, the house is one of only four stunning properties that form this exclusive small development in a desirable setting in one of the area's most popular villages, providing excellent access to the A14 dual carriageway and the historic market town of Bury St Edmunds.

Quality features include beautifully equipped kitchen with quartz work surfaces, stylish bathrooms, rendered elevations, Karndean and tiled flooring, combined with all the benefits of modern living such as underfloor heating (on ground floor), double glazing and the energy efficiency that comes with a modern day home.

The spacious accommodation currently in brief comprises; entrance door opening to the entrance hall with stairs off to first floor and doors to the cloakroom and garage. The study has a window to rear and the separate utility room has fitted units and door to rear.

The sitting room is a spacious reception for relaxing with wood burning stove and French doors opening to the south facing gardens. The wonderfully light and airy kitchen/dining room creates an ideal space for entertaining, fitted with an excellent range of quality units beneath quartz preparation surfaces complemented with built-in appliances, central island and French doors opening to terrace and gardens. The versatile family room with window to front, completes the ground floor accommodation.

On the first floor, the landing leads to the four comfortable bedrooms including the spacious principal bedroom with stylish en-suite bathroom with bath and separate shower enclosure. The three remaining bedrooms are served by the family bathroom completing the first floor accommodation

## Outside

The house is approached along a driveway providing off road vehicle parking and access to the adjoining garaging. The delightful south facing gardens are a particular feature of the house providing a good degree of privacy and stocked with numerous flowering plants, shrubs, mature trees and raised vegetable gardens. To the side and rear are terraces creating ideal areas for outdoor entertaining and al-fresco dining with barbeque area and timber garden store.

## Location

The house enjoys an exclusive tucked away setting down a shared private drive within easy reach of the village centre. The well served village of Elmswell is some eight miles to the east of Bury St. Edmunds and just to the north of the A14 dual carriageway which provides fast access to Ipswich, the East Coast, Bury St. Edmunds, Cambridge, the Midlands and London via the M11. Local amenities include supermarket, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, public houses, parish church, pre-school, primary and secondary education facilities as well as a train station.

## Directions

When entering Elmswell along Church Road from the direction of Bury St Edmunds and the A14, the entrance to St Johns Close, will be found further on the right hand side.

what3words:///rebounder.clipboard.hunk

## Services

Mains electricity, water and drainage. Air Source heating (underfloor on ground floor, radiators on first floor). Property will be sold with benefit of the remaining years of an NHBC guarantee (valid until 2031).

Council Tax: West Suffolk Band: F

Broadband speed: 1000 mbps available (Source Ofcom)

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

Flood Risk: Very low

## Agents Notes

- Immaculately presented detached family home in exclusive setting
- Off road parking, garaging
- Delightful south facing gardens ideal for entertaining
- Air source heat pump
- Sitting room with woodburner
- Family room, study
- Superb kitchen/dining room with integrated appliances
- Utility, cloakroom
- Principal bedroom with en-suite bathroom
- Three remaining bedrooms, family bathroom

Incredible efficient house with total bills for the year £1200. That is heating and cooking.

Underfloor heating downstairs with zoned rooms

Karndean flooring in lounge, dining/yoga room and study

Water softener under the sink

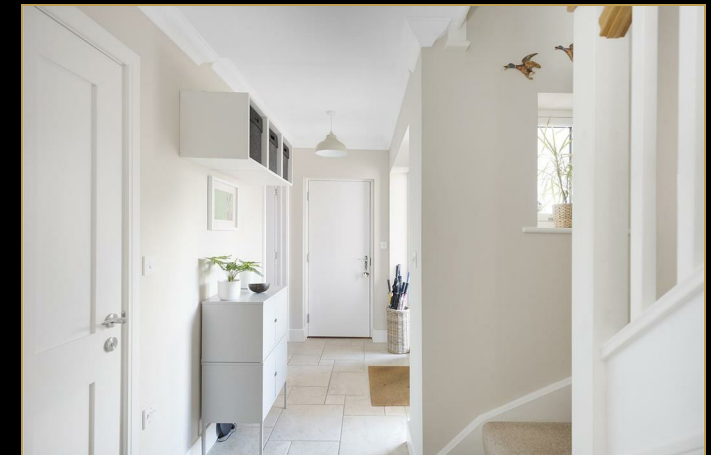
Drinking water filter system but not currently connected. We changed our tap but can be reconnected with a tap change or additional small side tap. Fitted under the sink

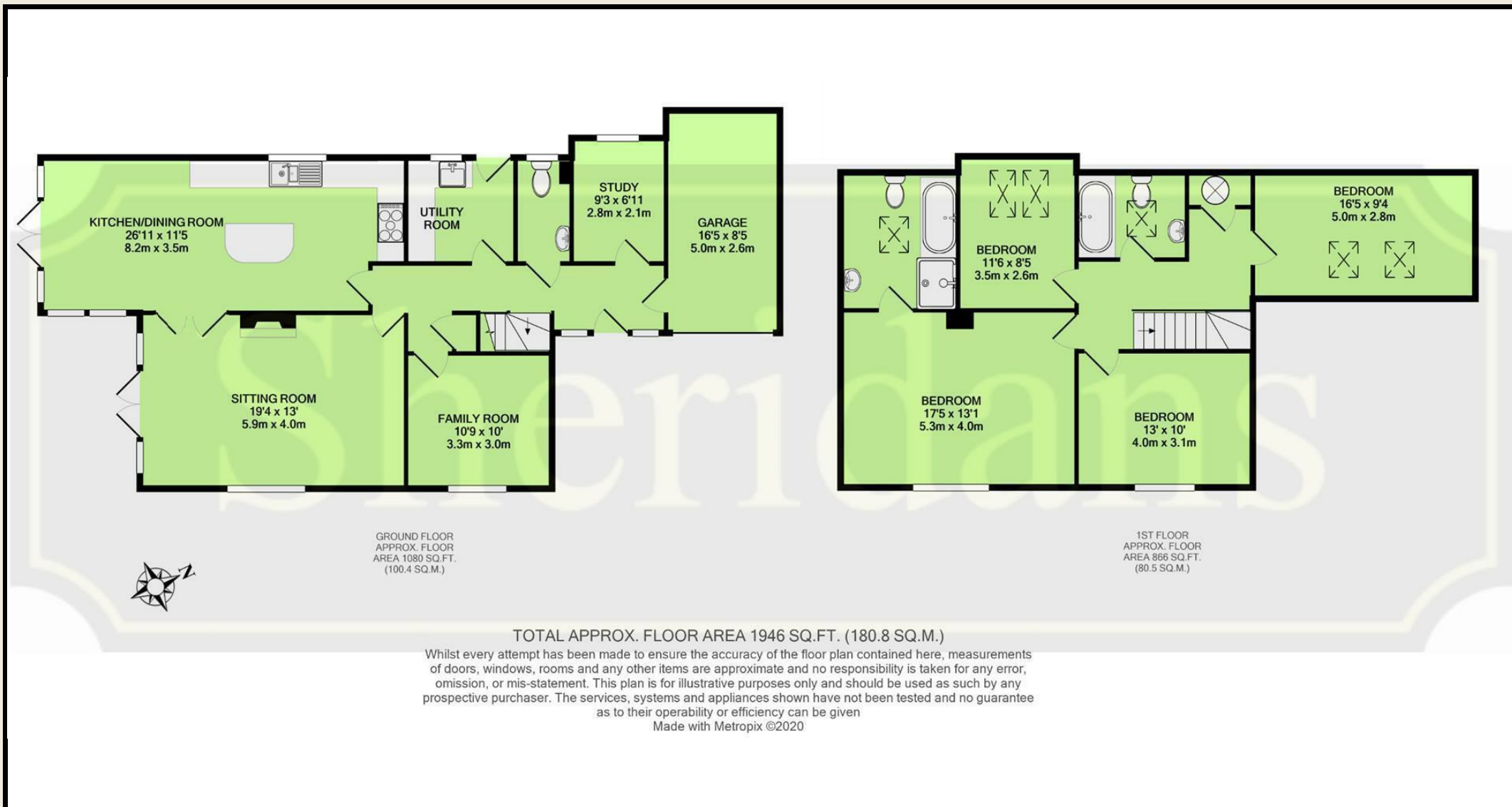
Wardrobes in master bed available by negotiation

Wardrobes in small bedroom available by negotiation

Whole house has LED lighting

Although garden has TPO on some trees all our neighbours have successfully had trees removed. Holly trees can be removed no problem, again as that has what our neighbours have done.





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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