



**St. Edmunds Drive, Elmswell, Bury St. Edmunds**

**Sheridans**



# St. Edmunds Drive, Elmswell, Bury St. Edmunds IP30 9NP

Guide Price £475,000

Impressive 4 bedroom detached family home providing immaculately presented accommodation enjoying countryside views.

Built in 2017 of traditional brick construction beneath a tiled roof, this detached family home provides well presented accommodation possessing a light and airy atmosphere complemented by landscaped low maintenance gardens, whilst situated on the edge of a popular development on the edge of the popular and well served village of Elmswell.

Benefitting from gas fired radiator central heating and double glazing, the immaculately presented accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the cloakroom. The sitting room is a spacious dual aspect reception room with French doors to the rear gardens. The dual aspect 22ft kitchen/dining room is a splendid room for entertaining fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances and French doors to gardens. The separate dining room completes the ground floor accommodation.

On the first floor is a landing leading to the four bedrooms including the spacious dual aspect principal bedroom with two fitted double wardrobe cupboards and en-suite shower room. The family bathroom completes the first floor accommodation.



## Outside

The house has fully enclosed low maintenance landscaped gardens with flower and shrub borders with composite decking and terrace creating an ideal area for outdoor entertaining. Parking for 2 side by side cars with electric car charging point and single garage.

## Location

The house enjoys a delightful setting on the very edge of the development affording open views and with green space to side. The house is also situated within the school catchment area of Thurston Community College and within walking distance of a new Coop local shop. The well-served village of Elmswell is around 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 (within approx. 1.3km) include supermarket, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, public houses, parish church, preschool, primary and secondary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

## 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. Turn left onto St Edmund's Drive.

## Services



- Well presented detached family home in well served village location
- Landscaped low maintenance gardens
- Garage and parking for 2 cars
- Countryside views
- Ideal for a family
- Sitting room, cloakroom
- Dining room/play room
- Well equipped kitchen/breakfast room
- Principal bedroom with en-suite
- 3 remaining bedrooms, family bathroom

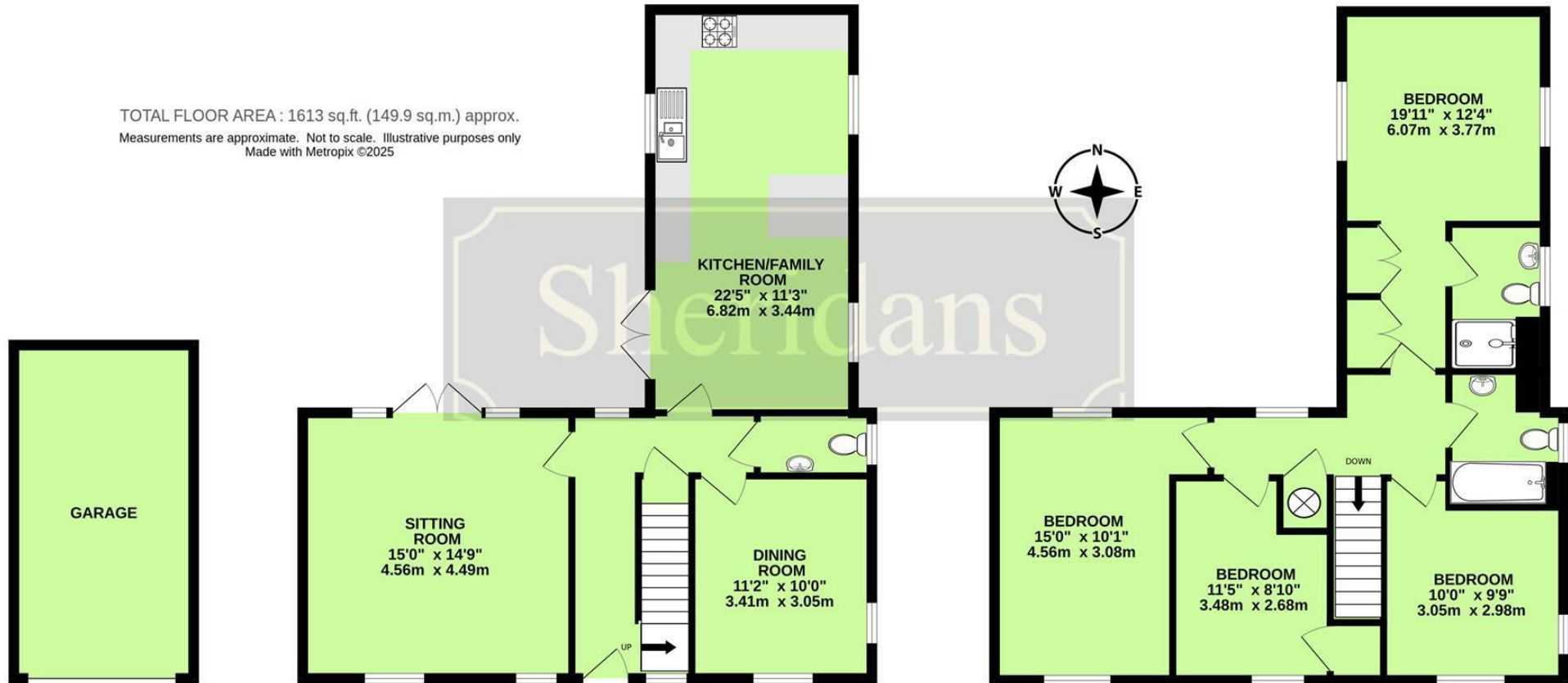
Mains electricity, water and drainage are connected. Gas fired radiator central heating. £80 per year service charge towards maintenance of green space  
Council Tax: West Suffolk Band: E  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three and O2 (Source Ofcom)  
Flood Risk: Very Low Risk



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

TOTAL FLOOR AREA : 1613 sq.ft. (149.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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