







Lawn Drive, Elmswell, BURY ST. EDMUNDS, IP30 9NT

Price Guide £370,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Lawn Drive, Elmswell, BURY ST. EDMUNDS, IP30 9NT

Price Guide £370,000

We are pleased to present: A beautifully presented, improved spacious modern detached house, built in 2020, on popular development, in well-served E village. Hall, Cloakroom, Lounge, Open Plan Kitchen/Breakfast & Dining Room, Utility, 4 Bedrooms - 1 En-Suite, 3 with Fitted Wardrobes, Bathroom, Garage, Parking, Gardens, VIEW ASAP.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Continue along and turn left into St Edmund's Drive, passing the green on the left. Proceed along and turn right into Lawn Drive. Follow the road to the end and continue round to the left. Turn left and the property is located, just before the bollards, on the left. The front of the property can also be accessed by foot only, from the other end of the same section of Lawn Drive, owing to the bollards. This means that the property has the benefit of no other cars driving past it.

DESCRIPTION

This beautifully presented property was built in 2020, and incorporates some additional features, which the current vendors have had installed, including, understairs storage, fitted wardrobes to three bedrooms, and breakfast bar with storage.

We understand that there is the benefit of the remainder of a 10 year NHBC warranty.













HALL
Approached via a gabled outer canopy with part glazed front door. A spacious and bright entrance. Amtico wood effect vinyl floor, stairs to first floor, with cleverly built-in understair storage cupboards, built-in cloaks/storage cupboard, consumer unit, radiator.

CLOAKROOM
Modern white suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, LED downlights, extractor fan, radiator.

LOUNGE 14'8" X 11'10" (4.47 X 3.61)
TV point, telephone point, radiator, UPVC window to front.

KITCHEN/BREAKFAST & DINING ROOM 18'8" X 11'0" (5.69 X 3.35)
Arranged as two open-plan areas:

DINING AREA 11'0" X 9'1" APPROX (3.35 X 2.77 APPROX)
Amtico wood effect vinyl floor, radiator, UPVC glazed double doors to rear garden, open to:

KITCHEN/BREAKFAST AREA 11'0" X 9'7" APPROX (3.35 X 2.92 APPROX)
Range of modern grey high gloss base and wall mounted units, work surfaces and upstands, inset 11/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset 5-burner gas hob with splashguard and stainless steel and glass cooker canopy over, built-in electric double oven/grill, integrated dishwasher, integrated fridge/freezer, LED plinth lighting, breakfast bar with cupboard and drawers, LED concealed lighting, pan drawers, Amtico wood effect vinyl floor, LED downlights, cupboard housing wall mounted Ideal gas combination boiler, radiator, UPVC window to rear, open to:

UTILITY ROOM 5'7" X 4'0" (1.70 X 1.22)
Modern grey high gloss base unit, work surface and upstand, Amtico wood effect vinyl floor, plumbing for washing machine, space for tumble dryer, radiator.

FIRST FLOOR LANDING
A spacious area. Loft access, radiator.

BEDROOM 1 11'9" X 10'8" (3.58 X 3.25)
Fitted mirror-fronted triple wardrobe, TV point, telephone point, radiator, UPVC window to front.

EN-SUITE 4'1" + SHOWER DEPTH X 3'11" (1.24 + SHOWER DEPTH X 1.19)
Modern white suite comprising tiled double shower enclosure with shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, LED downlights, extractor fan, chrome vertical radiator/towel rail.

BEDROOM 2 11'7" X 9'3" (3.53 X 2.82)
Fitted mirror-fronted triple wardrobe, radiator, UPVC window to rear.

BEDROOM 3 9'1" X 8'2" (2.77 X 2.49)
Fitted mirror-fronted double wardrobe, radiator, UPVC window to rear.

BEDROOM 4/STUDY 7'8" X 7'3" (2.34 X 2.21)
Radiator, UPVC window to front.

BATHROOM 6'7" X 5'7" (2.01 X 1.70)
Modern white suite comprising enamel bath with glazed screen and shower controls over, wc, pedestal wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, LED downlights, extractor fan, chrome vertical radiator/towel rail.

OUTSIDE
To the front the open-plan garden is laid to herbaceous beds, with a pathway to the front door. A block paved driveway provides vehicular standing for at least two cars and leads to a GARAGE: 7.06m (23'2") x 3.07m (10'1"), with up and over style door, power and light connected. A gate provides side access to the rear garden. This is enclosed by fencing and brick wall, being laid principally to lawn with border, paved patio area, TIMBER SHED and outside water tap.













AGENT'S NOTE: As is common with many new developments, we understand that there is currently a maintenance charge of about £114.00 per annum, which covers upkeep of the development grounds, private driveways and play area.

NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

VILLAGE & AREA

Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

















FLOORPLAN

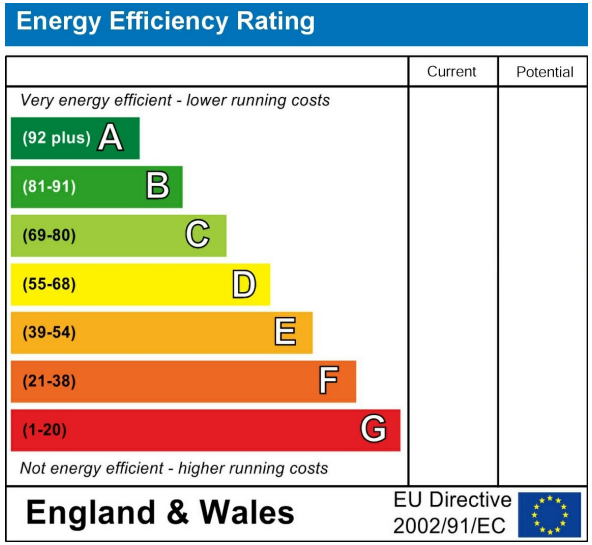
25 Lawn Drive, Elmswell, IP30 9NT

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- ELMSWELL
- SPACIOUS HALL
- CLOAKROOM
- LOUNGE
- STYLISH MODERN OPEN-PLAN KITCHEN/BREAKFAST & DINING ROOM
- UTILITY ROOM
- 4 BEDROOMS - 1 EN-SUITE, and 3 WITH FITTED WARDROBES
- BATHROOM
- GARAGE, GENEROUS PARKING, FRONT & REAR GARDENS, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, MANY IMPROVEMENTS
- POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, SPACIOUS ACCOMMODATION, BUILT In 2020 WITH REMAINDER OF 10 YEAR NHBC WARRANTY, EARLY VIEWING ADVISED



Coakley & Theaker Est. 1996

Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691
Elmswell Area: 01359 256 821
Mid Suffolk Area: 01449 737 706
Mobile: 07803 138 123
Email: info@coakleyandtheaker.co.uk
www.coakleyandtheaker.co.uk

VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA rightmove PrimeLocation.com

The Property Ombudsman APPROVED CODE TRADINGSTANDARDS.GOV.UK

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.