







St Edmunds Drive, Elmswell, BURY ST. EDMUNDS, IP30 9NP

Offers Over £240,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

St Edmunds Drive, Elmswell, BURY ST. EDMUNDS, IP30 9NP
Offers Over £240,000

We are pleased to present: A well presented, modern mid-terraced house, built in 2021, on a popular development, in this well-served E village. Entrance Hall, Cloakroom, Open Plan Living Room/Upgraded Kitchen, 2 Double Bedrooms - 1 En-Suite, Bathroom, Parking Space, Rear Garden, IDEAL FTB/INVESTMENT, 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 left between numbers 33 and 43, into a shared access driveway. This leads to a parking area and the property, where it is located on the left.

DESCRIPTION

This well presented property was built by Taylor Wimpey in 2021, and incorporates some upgrades, which the current vendors specified when new. These include upgraded Kitchen units, work surfaces, sink and tap, and integrated appliances.

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













ENTRANCE HALL
Approached via an outer canopy with UPVC part glazed front door and frosted glazed side panel. Amtico wood effect vinyl floor, built-in DOUBLE STORAGE/UTILITY CUPBOARD, with plumbing for washing machine, wall mounted gas combination boiler, and consumer unit.

CLOAKROOM
Modern white suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, extractor fan, radiator, UPVC frosted window to front.

OPEN-PLAN LIVING ROOM/KITCHEN 21'2" X 13'0" (6.45 X 3.96)
Maximum overall measurements. Arranged as two open-plan areas:

LIVING AREA
Stairs to first floor, Amtico wood effect vinyl floor, TV point, telephone point, radiator, UPVC glazed double doors and glazed side panes to rear garden.

KITCHEN AREA 8'8" X 7'0" (2.64 X 2.13)
Upgraded range of modern white high gloss base and wall mounted units, work surfaces and upstands, inset 11/2 bowl sink unit with 'Swan-neck' style mixer tap, inset AEG ceramic hob with splashguard and stainless steel cooker canopy over, built-in electric oven/grill, integrated slimline dishwasher, integrated fridge/freezer, LED plinth lighting, LED concealed lighting, Amtico wood effect vinyl floor, kickspace heater.

FIRST FLOOR LANDING
Loft access, radiator.

BEDROOM 1 10'1" X 9'9" (3.07 X 2.97)
TV point, telephone point, radiator, UPVC window to rear.

EN-SUITE 7'7" + SHOWER DEPTH X 2'11" (2.31 + SHOWER DEPTH X 0.89)
Modern white suite comprising tiled shower enclosure with shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, downlights, extractor fan, chrome vertical radiator/towel rail.

BEDROOM 2 13'0" MAX INTO RECESS X 8'3" (3.96 MAX INTO RECESS X 2.51)
Fitted open-fronted wardrobe unit, TV point, radiator, two UPVC windows to front.

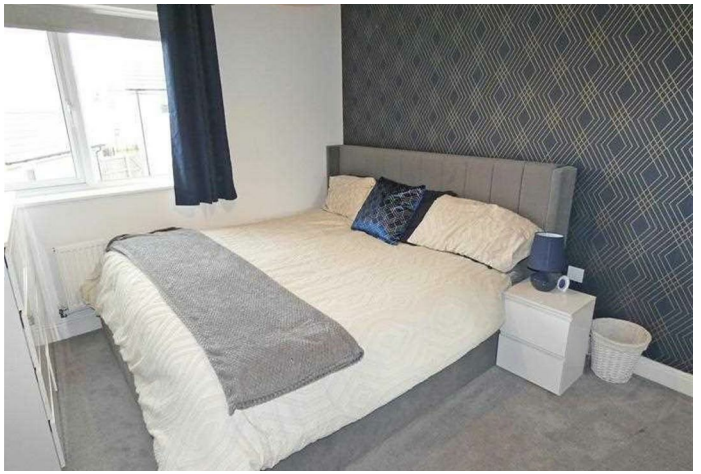
BATHROOM 6'7" X 6'2" (2.01 X 1.88)
Modern white suite comprising enamel bath with glazed screen and shower controls over, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, shaver point, extractor fan, chrome vertical radiator/towel rail.

OUTSIDE
To the front there is a shingle border. There is a block paved parking space and additional shared visitor's space. To the rear, the garden is enclosed by fencing, being laid principally to grassed area with slate chipping border, and good sized paved patio area. A gate provides rear pedestrian access, and leads, via a pathway, behind a neighbouring property, back round to the front.

AGENT'S NOTE: As is common with many new developments, we understand that there is currently a maintenance charge of about £150.00 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 B.

NOTE: The EPC incorrectly specifies this property as an end-terrace, when it is a mid-terraced house. Unfortunately this was an error from when the property was built.

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.

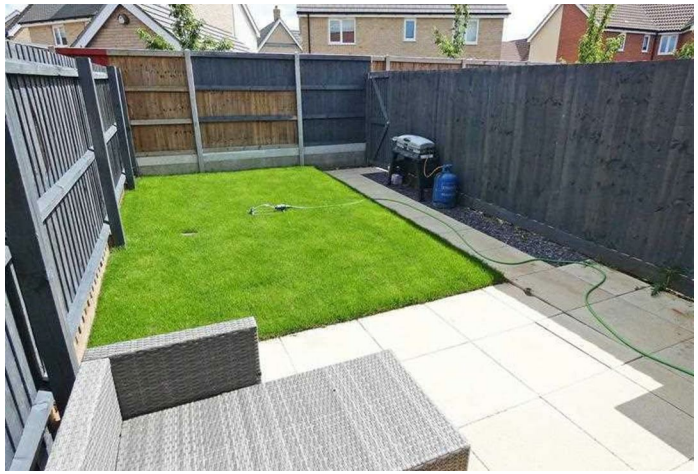
Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.







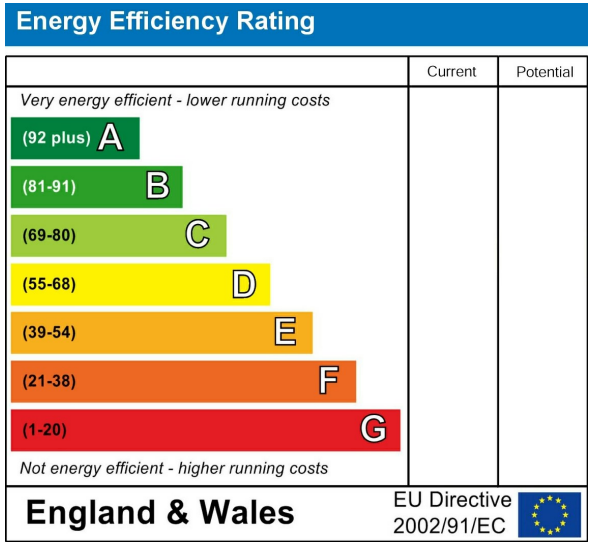





FLOORPLAN

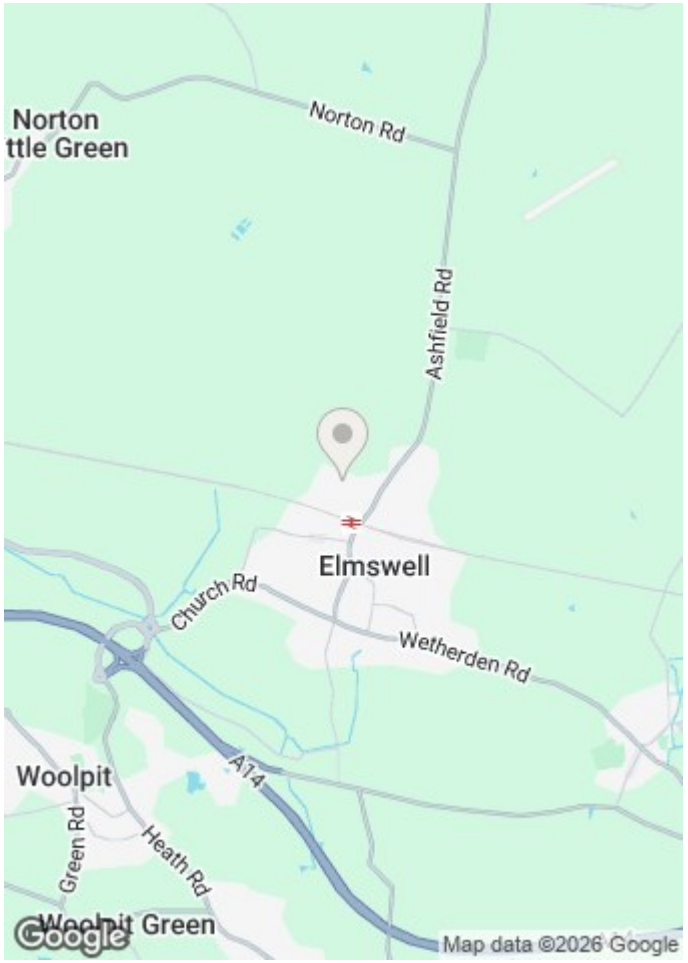


ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- ELMSWELL
- ENTRANCE HALL
- CLOAKROOM
- MODERN OPEN-PLAN LIVING ROOM/UPGRADED KITCHEN
- 2 DOUBLE BEDROOMS - 1 EN-SUITE
- BATHROOM
- REAR GARDEN, PARKING SPACE
- UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING
- POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, BUILT IN 2021 WITH REMAINDER OF 10 YEAR NHBC WARRANTY
- IDEAL FIRST-TIME OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED



Coakley & Theaker
Est. 1996

Bury St Edmunds
Suffolk IP30 9UH

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Email: info@coakleyandtheaker.co.uk
www.coakleyandtheaker.co.uk

VIEWING:

Strictly by appointment with Coakley & Theaker

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APPROVED CODE TRADINGSTANDARDS.GOV.UK

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