



**6 Pyes Meadow
Elmswell, Suffolk**

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6 Pyes Meadow, Elmswell, Bury St Edmunds, Suffolk, IP30 9UF

Elmswell is a thriving Suffolk village with a strong sense of community and wide-ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles away and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

A rarely available three bedroom detached bungalow situated in a quiet no through turning on this popular development close to Elmswell village centre. The property is offered chain free and benefits from UPVC double glazing and gas central heating. The property sits centrally within the plot with gardens extending to all sides and further benefits from a detached double garage and off road parking.

A three bedroom detached bungalow in a popular well served village with double garage and parking. No onward chain.

Part glazed UPVC entrance door into;

LOBBY AREA: Further door into;

SITTING ROOM: 16'7 x 11'8 (5m x 3.6m). A well-proportioned room with large bow window to front aspect. The focal point of the room is a central feature fireplace with marble hearth, slips and Adams style wood fire surround and mantle with inset gas coal effect gas fire. Further door leading into;

CENTRAL HALLWAY: Airing cupboard housing hot water tank. Loft access hatch.

KITCHEN/BREAKFAST ROOM: 14'8 x 9'9 (4.5m x 3m). A generous size room with window to front aspect. The kitchen offers a range of base and wall white fronted units with worktops and stainless-steel 1½ single drainer sink unit with mixer tap and tiled splashbacks. Matching peninsular breakfast bar. Integrated appliances include Neff electric oven and matching ceramic hob with extractor hood over. Wall cupboard housing gas central heating boiler. Space and plumbing for washing machine and upright fridge/freezer. Part glazed door into side entrance porch.

SIDE ENTRANCE PORCH: 5'4 x 4' (1.6m x 1.2m). Brick and UPVC double glazed construction. Glazed doors to front and rear garden.

BEDROOM 1: 12'4 x 11'8 (3.7m x 3.6m). A generous double bedroom with window to rear overlooking garden. Range of fitted wardrobes. Door to;

EN SUITE SHOWER ROOM: Obscure glazed window to rear. Fully tiled shower cubicle with Aqualisa shower fitment and bi-fold door, pedestal wash hand basin and W.C. Part tiled walls. Electric shaver point.

BEDROOM 2/RECEPTION ROOM: 12'5 x 9'9 (3.8m x 3m). Another generous room offering the versatility of a guest bedroom or further reception room. Double glazed sliding patio doors giving access to the conservatory.

CONSERVATORY: 11'4 x 8'2 (3.4m x 2.5m). Of brick and UPVC double glazed construction with pitched roof and roller blinds to windows. Fully glazed French doors giving direct access to rear garden terrace.

BEDROOM 3/STUDY: 7'8 x 6'7 (2.3m x 2m). Window to side aspect. Range of storage cupboards and shelving.

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BATHROOM: 8'7 x 6'6 (2.6m x 1.8m). Window to side. Fully tiled walls. Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and W.C. Vinyl flooring.

Outside

The property is set back from the road having established front boundary hedging and post and rail fence. Gravelled front garden and tarmac double driveway providing off road parking for two vehicles and giving access to a **DETACHED DOUBLE GARAGE** with twin electric roller doors, power and lighting and rear courtesy door. Pedestrian access gate and footpath to rear garden.

The rear garden wraps around the property and features a paved terrace with pergola over to enjoy the warmer weather. Lawned area with established flower and gravel borders. Ornamental pond. Paved footpath extends round the property leading to a further paved terrace area. Raised vegetable beds.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D.

EPC RATING: TBC

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Approximate Gross Internal Area
Main House 925 sq ft (86 sq m)
Garage 285 sq ft (26 sq m)
Total 1210 sq ft (112 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk



