



Elms Farm
Elms Road, Freckenham

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Elms Farm, Elms Road, Freckenham IP28 8JG

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres which can be found in the nearby world famous horse racing town of Newmarket (8 miles); the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

A fantastically presented and recently extended three-bedroom detached home boasting a plot measuring approximately 1 acre with stunning countryside views. The home has been flawlessly improved over recent years as well as extended to now offer accommodation measuring in excess of 1,500 sq.ft, with the further option to extend with recently approved plans. Externally offering gated driveway parking, a wrap-around garden and further equestrian facilities including a stable block, turn-out and paddock.

A spacious family home with an acre of land in the desirable village of Freckenham.

SITTING ROOM Windows to both side and front aspect, a central dual aspect chimneybreast with an inset woodburning stove and tiled floor.

KITCHEN / DINING AREA A fantastic space with stylishly fitted kitchen with fitted units and drawers, granite worktops over and an inset double butler sink. Integrated appliances include a microwave oven, dishwasher, wine cooler and coffee machine with further space for freestanding appliances. The room benefits from ample natural light with French doors to side aspect, window to rear, three 'Velux' windows and two sets of bi-folding doors leading to the rear garden terrace. Tiled floor and ample dining space.

STUDY AREA Space for a desk and window to rear aspect.

SHOWER ROOM Extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

UTILITY ROOM Fitted units, worktops over and a double butler sink. Tiled floor, fitted storage and window to rear aspect.

First Floor

LANDING A light space with a window to side aspect, loft access and an oak and glass staircase.

MASTER BEDROOM Window to side aspect with stunning views across open countryside.

BEDROOM 2 A dual aspect room with far reaching views.

BEDROOM 3 Window to front aspect and fitted storage.

BATHROOM Impressively fitted with a vanity sink unit, heated towel rail, WC, freestanding bath with a shower over and a window to side aspect.

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Outside

The property is approached through a 5-bar timber gate that opens to the substantial gravel driveway that provides ample parking and space for turning. There are approved plans for a double garage to be built within the current driveway area. The immediate garden space is prominently lawned with a paved terrace and brick-built barbeque area. The equestrian aspect of the property consists of a stable block, turn-out and a paddock adjacent to the garden. All of which benefits from the stunning countryside views toward the north-easterly facing aspect.

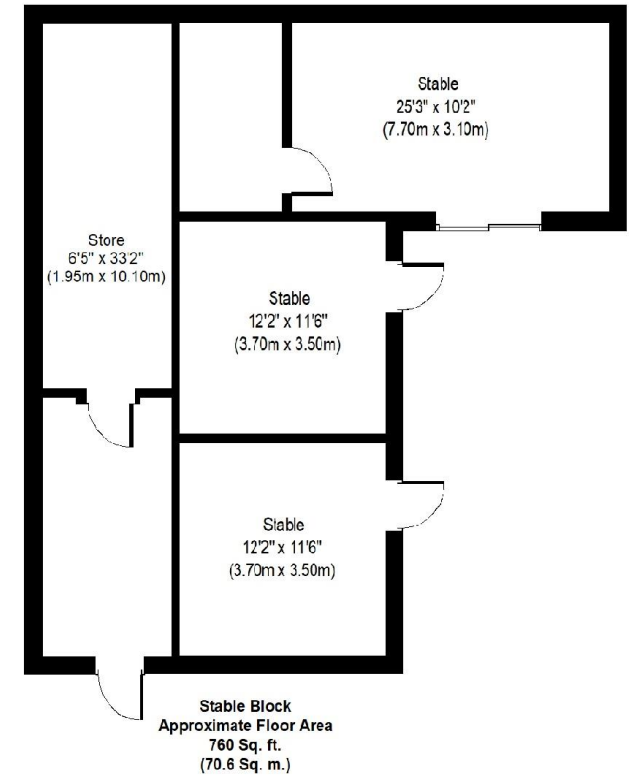
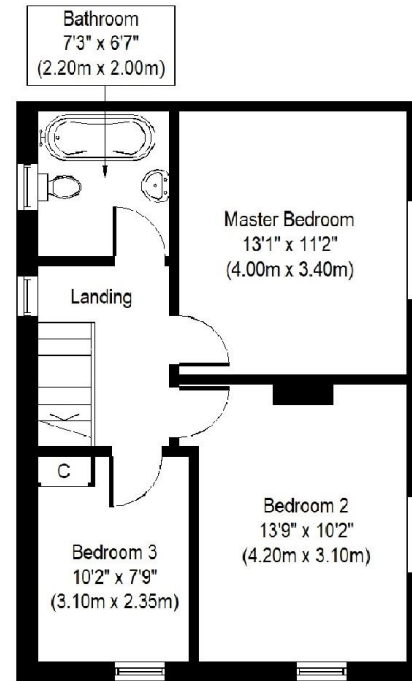
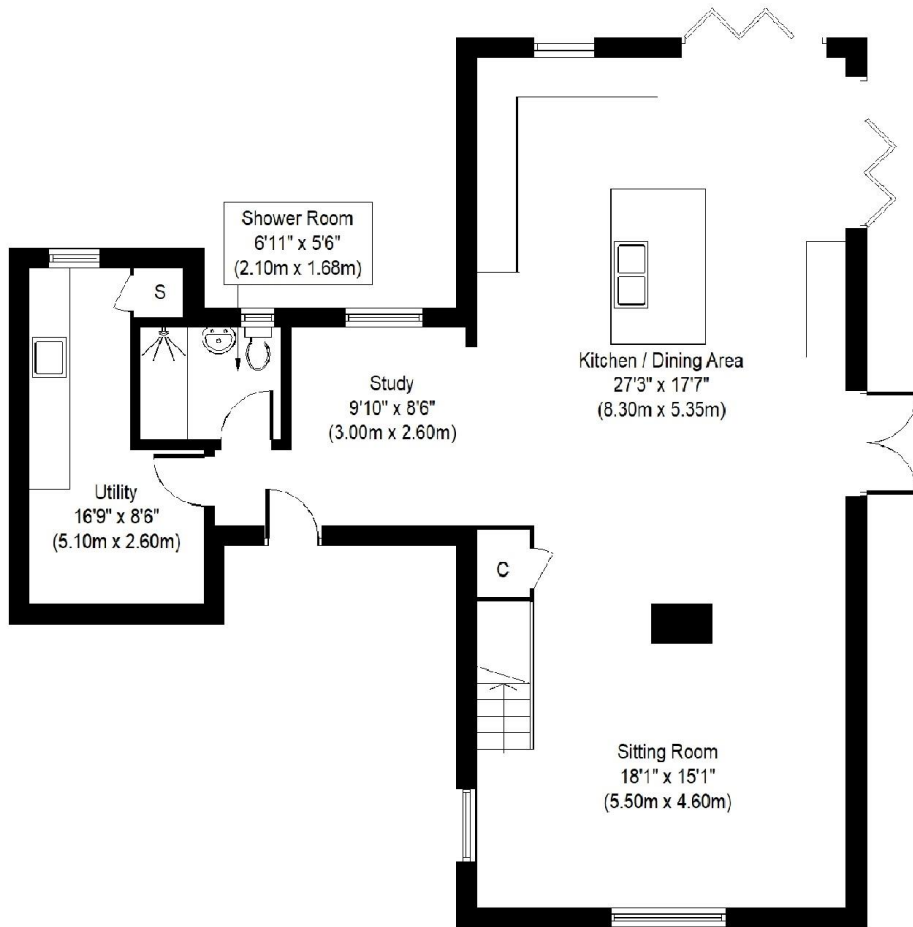
SERVICES Oil fired central heating. Mains water and electricity. Private drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

EPC E.

VIEWING by prior appointment only through David Burr estate agents.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

