



Eventide
Elmswell, Suffolk

**DAVID
BURR**

Eventide, Station Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HD

Elmswell is a large thriving Suffolk village with a strong sense of community and amenities including a primary and pre-school, supermarket, library, shops, public houses and churches. The Blackbourne Centre and Wesley are host to numerous clubs and organisations to suit a range of ages and tastes. There is a branch line station within the village which connects to a mainline station at Stowmarket to London Liverpool Street. 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 6 miles.

A spacious two bedroom detached single storey dwelling located towards the centre of this well-regarded Suffolk village and only a short distance from all of its amenities. Eventide it is fair to say does require significant restoration throughout, however affords generous accommodation by way of two double bedrooms, sitting room with adjoining dining area and kitchen/breakfast room. The property is further enhanced by front and rear gardens that incorporate off street parking and garage. No onward chain.

A two-bedroom detached single storey dwelling in a well-served village that offers no onward chain.

Entrance door leading to:

ENTRANCE HALL: A large welcoming area with two built-in storage cupboards. Doors to all principal rooms.

SITTING/DINING ROOM: A spacious room designed into two distinctive areas with the sitting area 12'11 x 11'5 (3.94m x 3.47m) having gas fireplace. Large opening through to the dining area 11'2 x 7'7 (3.40m x 2.31m) with double aspect to side and rear.

KITCHEN: 13'3 x 11'4 (4.05m x 3.46m). Fitted with base units under part worktop with inset sink unit having dual draining areas. Spaces for fridge freezer, cooker and washing machine. Built-in pantry cupboard. The boiler is located in the kitchen. Double aspect. Door opening through to boot room/garden room. Further door to;

LARGE STORAGE AREA: 8'2 x 3'9 (2.48m x 1.15m). With window to side.

BOOT ROOM/GARDEN ROOM: 11'8 x 5' (3.56m x 1.53m). Two doors to either side providing access to the garden. Rear aspect.

BEDROOM 1: 12'11 x 11'6 (3.94m x 3.50m). Being of a generous size and overlooking the front garden.

BEDROOM 2: 11'10 x 11'6 (3.60m x 3.50m). Again being of a similar size to bedroom 1 and offering front aspect.

BATHROOM: Fitted with panelled bath having shower over and part tiled surround, W.C. and wash hand basin.

Outside

The property is approached by half height gates opening to a driveway which affords off street parking for one vehicle and in turn leads to the property and **GARAGE** with up and over door. The remainder of the front is predominantly lawn with well stocked flowering borders. Path leading to side gate giving access to the rear garden.

The rear garden has a path abutting the property leading away through the centre of the lawn to the rear flanked by a predominantly lawn area with interspersed shrubs, flowers and established tree.

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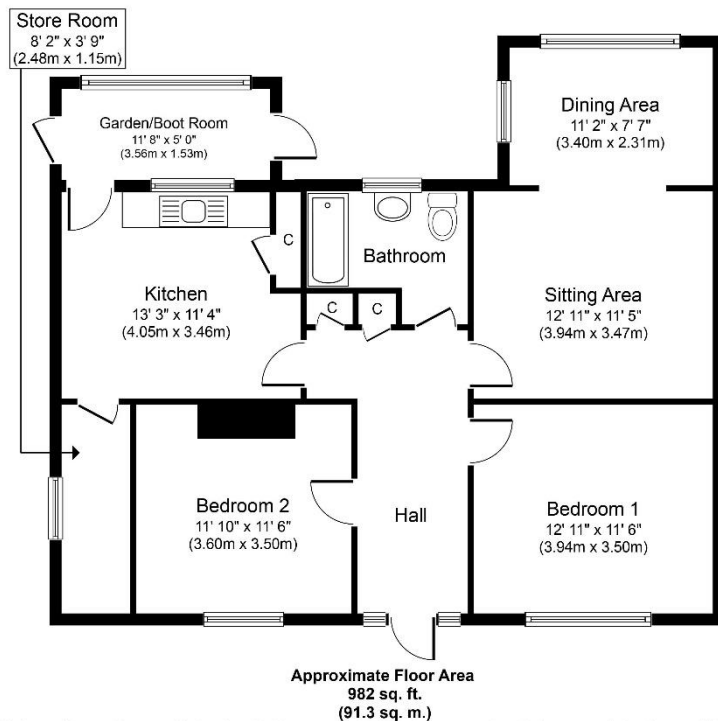
SERVICES: Mains water, gas, drainage and electricity are connected. Oil fired heating to radiators.**NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: E

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

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