



3 Home Field
Elmswell, Suffolk

DAVID
BURR



3 Home Field, Elmswell, Bury St Edmunds, Suffolk, IP30 9BU

Elmswell is a thriving Suffolk village with a wide-range of amenities including a primary school, supermarket, public houses, library, Parish Church, vets, butchers, takeaways and various shops/businesses. The Blackbourne Centre and Wesley halls are host to a variety of clubs and organisations including W.I., garden club, art club, Beavers, Brownies, Guides and Scouts, cricket, bowls and football to name a few. 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. The village has a station with a direct line to Cambridge and there is a mainline station to London's Liverpool Street at Stowmarket.

An exceptional four-bedroom detached bungalow built under 10 years ago by highly regarded local builders Burgess Homes. The property is presented in excellent decorative order throughout offering versatile accommodation approaching 2000 sq ft and situated at the end of a private shingled driveway within Elmswell village and its excellent amenities. The property benefits from gas fired underfloor central heating throughout, UPVC double glazing and solid oak internal doors.

A superb detached bungalow along a quiet private shingled driveway offering spacious and versatile accommodation.

Solid oak front entrance door with windows adjacent opening directly into;

ENTRANCE HALL: A generous hallway that features solid oak flooring. Cloaks cupboard and airing cupboard. Loft access hatch. Doors to all principal rooms.

SITTING ROOM: 20'7 x 20'6 (6.3m x 6.2m). A truly delightful room that opens out as you enter featuring a vaulted ceiling with exposed roof timbers. Window to front aspect, fully glazed French doors leading out to a secluded side terrace and full width bi-fold glazed doors giving access to the rear garden and further terrace. The focal point of this room is the central fireplace with raised brick and tiled hearth, brick surround with oak mantle and inset wood burning stove.

KITCHEN/DINING ROOM: 25'6 x 16' (7.8m x 4.8m). A light spacious open plan area featuring a fully fitted kitchen comprising Shaker style base and wall units with solid granite worktops and matching upstands, 1½ bowl ceramic under sink unit with chrome mixer tap. Integrated appliances

include fridge, freezer, dishwasher and washing machine. Rangemaster including a five ring gas hob, electric hotplate, electric double oven and grill with extractor above. Water softener. In addition, there is a central island with contrasting oak drawers and matching solid granite worktop that also features a large cutlery drawer and additional storage. Fully glazed French doors leading out to the rear garden terrace and twin rear aspect windows. The dining area offers a generous space for a large table and chairs and features a ceiling beam and built-in double storage cupboard. Ceramic tiled flooring.

BEDROOM 1: 17'7 x 11'9 (5.3m x 3.6m). Situated to the rear with a large bay window with integral French doors giving access to the side terrace. Triple built-in fitted wardrobes. TV point. Door to en suite shower room.

EN SUITE: 10'4 x 3'8 (3.1m x 1.1m). Featuring a fully tiled shower cubicle with sliding glazed doors and chrome rain head shower and additional hand-held shower. Wall mounted wash hand basin with chrome

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mixer tap and part concealed floating W.C. with painted tongue and groove panelling behind. Window to side. Tiled flooring. Shaver point. Chrome towel radiator.

BEDROOM 2: 11'3 x 11'3 (3.4m x 3.4m). Another double bedroom with window to rear. Triple built-in fitted wardrobes.

BEDROOM 3: 11'3 x 9'3 (3.4m x 2.8m). Double bedroom with window to front aspect. Built-in double wardrobes.

BEDROOM 4/STUDY: 9'1 x 8'2 (2.7m x 2.5m). Situated to the front of the property with window overlooking the garden.

BATHROOM: 12' x 7'3 (3.6m x 2.2m). Featuring a fully tiled shower cubicle with sliding glazed doors and chrome shower fittings, panelled bath with wall mounted taps and hand shower attachment, wall mounted wash hand basin with chrome mixer tap and W.C. Window to rear. Tiled flooring. Chrome towel radiator. Shaver point.

Outside

The property is situated at the end of a private drive that opens onto a block paved area with off road parking for several vehicles. This also gives access to the **DETACHED DOUBLE GARAGE** 19' x 18'6 (5.7m x 5.6m) with twin up and over doors, power and lighting and partly boarded storage to loft space. There are sensor lights around the property. The front garden features well stocked borders with pedestrian paths to both sides of the property giving access to the rear.

The delightful rear garden has well stocked borders with paved and gravelled terracing and well-manicured lawn. Timber storage shed. Side and rear fencing boundaries. The side garden and terrace can be accessed from both the sitting room and bedroom 1 featuring a wonderful secluded area with a paved terrace and borders with an array of climbing roses.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

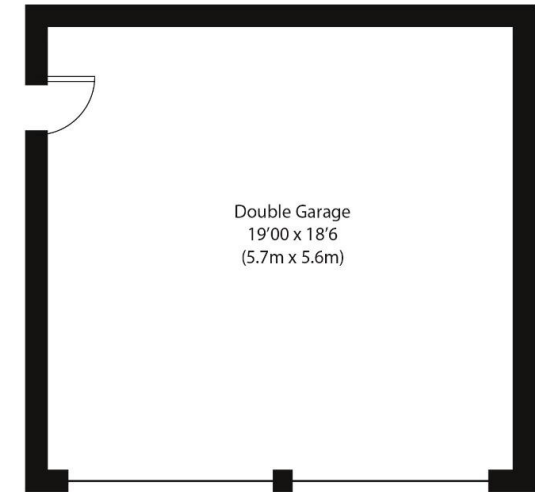
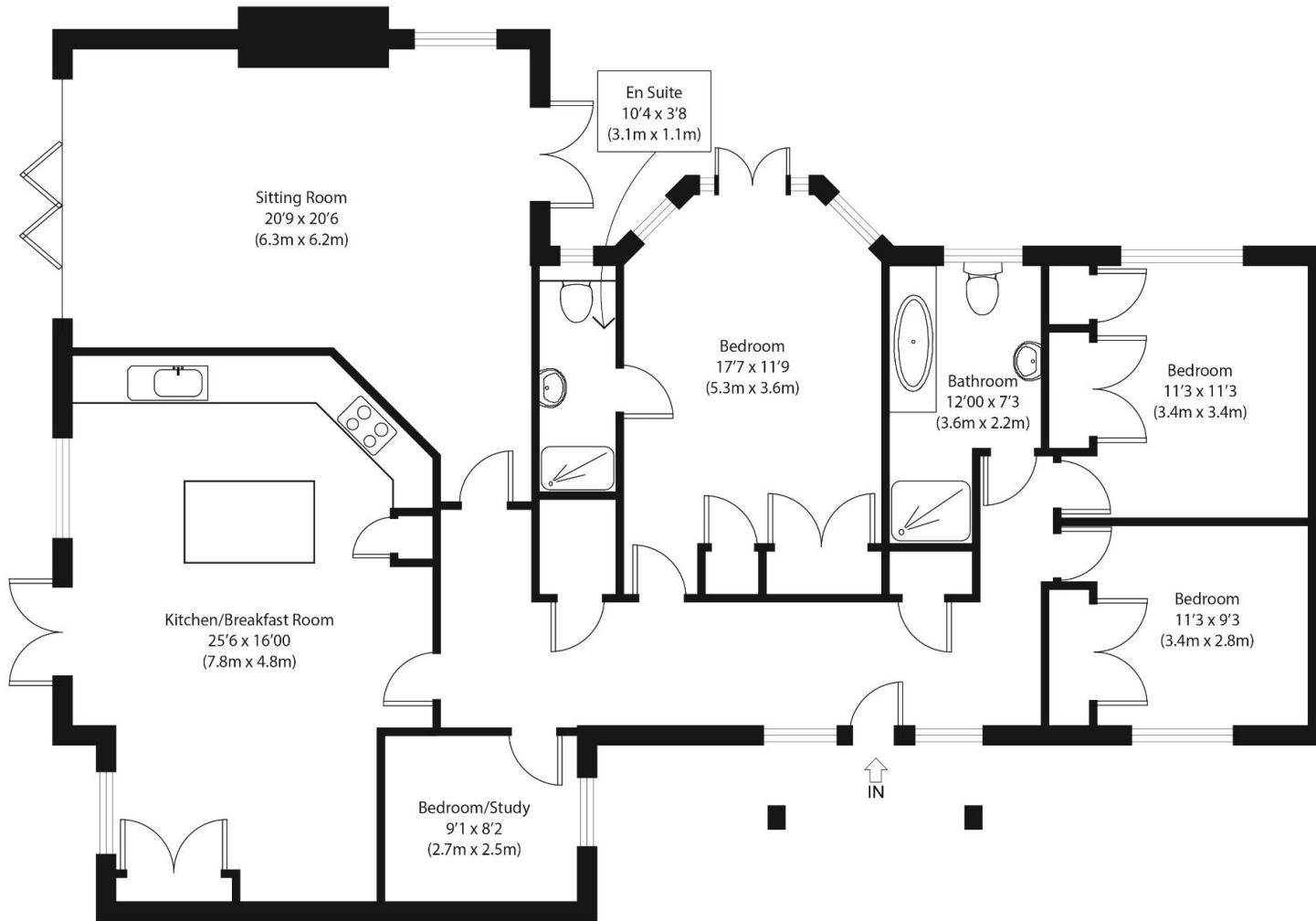
EPC RATING: B

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

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Ground Floor

Approximate Gross Internal Area
Main House 1645 sq ft (153 sq m)
Garage 355 sq ft (33 sq m)
Total 2000 sq ft (186 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.davidburr.co.uk



