



Cherry Trees
Elmswell, Suffolk

**DAVID
Burr**



Cherry Trees, New Road, Elmswell, Suffolk, IP30 9BT

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 superbly appointed three/four bedroom detached extended property set in generous grounds close to Elmswell village centre. The property benefits from double glazing throughout, gas fired central heating, remodelled bathrooms, garaging and delightful well-manicured gardens. In all about 0.3 acres.

A well-appointed detached extended family house in a well served village and close to all amenities.

UPVC entrance door with adjacent windows to side of door opening into;
RECEPTION HALL: With staircase to first floor and understairs storage cupboard. Doors to kitchen and principal reception room.

SITTING ROOM: 20'5 x 12' (6.2m x 3.6m). A generous room located to the back of the property with fine views over the gardens. The focal point of the room being the chimney breast with tiled hearth, oak mantle and inset wood burning stove. Glazed French doors opening directly out to the garden and terrace and adjacent windows to side. Wall lights.

KITCHEN/BREAKFAST ROOM: 15'6 x 13' (4.7m x 3.9m). Also situated to the rear of the property with windows to side and rear. Glazed French doors leading through to the dining room and further glazed door through to garden room. Range of cream fronted base and wall units with countertops with inset 1½ single drainer sink units with chrome mixer tap. Integrated appliances include Neff dishwasher, double oven and electric hob with extractor hood over. Breakfast peninsular bar with matching units and worktop. Water softener. Cupboard housing the gas central boiler. Tiled flooring. Ceiling downlights.

DINING ROOM: 12'5 x 12' (3.8m x 3.6m). Located to the front of the property with bay window. Television point.

GARDEN ROOM: 14'6 x 6'9 (4.5m x 2.1m). Of brick and UPVC construction under pitched roof with opening skylight. Plantation ceiling fan. Glazed French doors out to garden terrace. Tiled flooring and wall lights.

CLOAKROOM: Suite comprising part concealed W.C, and wall mounted sink unit with chrome mixer tap. Window to rear. Fully tiled walls.

STUDY/BEDROOM 4: 12'4 x 12' (3.7m x 3.6m). Large bay window to front aspect. Range of built-in storage cupboard.

First floor

SMALL LANDING AREA: With bedrooms and bathroom leading off.

BEDROOM 1: 15'2 x 12'9 (4.6m x 3.9m). A substantial bedroom with window to side. Door to en suite

EN SUITE: 7'2 x 5'6 (2.1m x 1.7m). Large double shower unit with sliding glazed doors and chrome shower fittings including rain head and hand-held shower attachment, vanity sink unit with top mounted wash hand basin and mixer tap and part concealed W.C. Window to rear aspect. Fully tiled

Cherry Trees, New Road, Elmswell, Suffolk, IP30 9BT

walls. Built in airing cupboard with sliding mirrored doors. Chrome towel radiator. Ceiling downlights.

BEDROOM 2: 13'5 x 12'4 (4.1m x 3.7m). Another generous double bedroom with window to rear aspect and fine views over the garden. Built-in fitted wardrobes.

BEDROOM 3: 12'9 x 10'2 (3.9m x 3.1m). A further double bedroom with window side aspect. Range of built-in wardrobes and drawer units. Wall lights.

BATHROOM: 8'4 x 5'4 (2.5m x 1.6m). A remodelled suite comprising L-shaped panelled bath with chrome rain head and hand-held shower, large vanity storage unit with part concealed W.C. and top mounted sink unit with chrome mixer tap. Wall mounted illuminated mirror. Chrome towel radiator. Fully tiled walls. Ceiling downlights. Window to rear aspect.

Outside

The property is approached via a gravelled driveway that extends to the side of the property leading to the **DETACHED GARAGE** 24' x 9'8 (7.3m x 2.9m) of good proportions being 1½ tandem length with part boarded loft storage area, up and over door, windows to rear and side, courtesy access door to the rear and power and light connected. Gravelled turning area to the front flanked by lawn gardens and low brick retaining wall to front boundary. Block paved pathway to the front door extending to the side of the property.

The rear garden offers an enviable south facing aspect being of generous size and split into defined areas. Immediately to the rear of the property is a large paved terrace for outdoor entertaining flanked by a private wall with pedestrian access gate leading from the driveway. Further access to the opposing side also featuring a storage area and log store. The gardens are truly delightful being predominantly lawned with established tree plantings and well stocked herbaceous borders. The gardens being divided into three

defined sections separated by terracing and stock fencing. In addition, there is a greenhouse and timber and metal storage shed which are situated to the rear of the garden together with a natural pond. **In all about 0.3 acres.**

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D
EPC RATING: D

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





