



The Bungalow
Elmswell, Suffolk

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The Bungalow, Cross Street, Elmswell, Suffolk, IP30 9DR

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.

Nestled in an elevated position at the heart of Elmswell village, this impressive and generously proportioned bungalow presents a luxurious and convenient single-story living experience. With three spacious double bedrooms and two well-appointed bathrooms, this residence offers not only comfort but also practicality. The crowning jewel of this home is its stunning farmhouse-style kitchen, seamlessly marrying charm and functionality. This space is not only a culinary haven but also an inviting focal point for daily life. Designed for flexibility, the accommodation hints at untapped potential, allowing for various possibilities, including the creation of a multi-generational living space. This unique feature expands the home's appeal, offering a versatile environment that can effortlessly adapt to the evolving needs of its occupants. Whether relishing the comforts of spacious living, the allure of the farmhouse-style kitchen, or envisioning a home that caters to the dynamics of multiple generations, this bungalow stands as a testament to refined living and endless possibilities in the heart of Elmswell village.

A substantial detached single storey dwelling in well served village and close to all amenities.

ENTRANCE HALL: Upon entering through the entrance door, you are welcomed into a spacious reception hall, featuring a large airing cupboard and providing access to the main reception rooms, bedrooms, bathroom and the kitchen.

SITTING ROOM: 19'9 x 15'9 (6m x 4.8m). A bright and airy space with glass doors leading to the conservatory and an open fireplace with an impressive surround and mantel piece. Side aspect and double doors to snug/hobby room.

KITCHEN/BREAKFAST ROOM: 17'9 x 11'8 (5.4m x 3.6m). This room is well-proportioned, allowing ample room for a generous dining table and chairs. Fitted with a comprehensive range of wall and base units under a worktop with inset sink and drainer with mixer tap, this kitchen is designed for both style and functionality. Space for range style cooker and space for dishwasher. Tiled splashbacks and tiled flooring. Rear aspect. Door to outside.

SNUG/HOBBY ROOM: 12'8 x 6'6 (3.9m x 2m). With its triple aspect and abundant natural light, offers a versatile additional space.

CONSERVATORY: 14' x 13'8 (4.2m x 4.2m). Providing uninterrupted views of the impressive rear garden and patio areas, creating a seamless connection between indoor and outdoor living.

BEDROOM 1: 17'9 x 13'9 (5.4m x 4.2m). A truly impressive size, the principal benefits from two built-in wardrobes, offering ample storage space. Side aspect.

BEDROOM 2: 13'9 x 13'8 (4.2m x 4.2m). This spacious double room boasts a built-in wardrobe, ensuring efficient use of space and storage. Double aspect to front and side.

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BEDROOM 3: 13'9 x 8'8 (4.2m x 2.6m). Featuring a window overlooking the rear garden, Bedroom 3 comes with a built-in wardrobe, combining functionality with a pleasant view.

SHOWER ROOM: 7'4 x 4'9 (2.2m x 1.4m). Complete with a W.C., basin, and shower cubicle, the shower room also offers space and plumbing for a washing machine, providing practicality alongside the modern amenities.

BATHROOM: 10'4 x 9'2 (3.1m x 2.8m). A spacious room having panelled corner bath, large shower cubicle, W.C and vanity unit with inset sink and cupboards beneath.

Outside

The property is set back from the road, accessed through a gravel driveway leading to the garage and providing parking for several vehicles. Gates allow pedestrian access to the fully enclosed rear garden, offering a high degree of privacy and seclusion. The well-designed garden features a variety of mature and attractive beds and borders, a generous lawn, a patio area, and a seating area with an attractive pergola. Greenhouse and shed. This outdoor space creates a serene and inviting environment, perfect for relaxation and entertaining.

Features like the **DOUBLE LENGTH GARAGE** 29' x 11'9 (8.8m x 3.4m) with an electric door, a large garden offering privacy, and a driveway for off-road parking add to the appeal of this exceptional bungalow.

In summary, this detached village bungalow in Elmswell is a rare find, offering a blend of comfort, style, and practicality. Its elevated position, impressive features, and spacious layout make it an ideal home for those seeking a peaceful and convenient village lifestyle.

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 E
EPC RATING: C

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

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