



DAVID
BURR

The Nook
Elmswell, Suffolk

The Nook, Wetherden Road, Elmswell, Suffolk, IP30 9DD

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.

Located in the heart of the sought after village of Elmswell, Suffolk, this charming established detached bungalow provides a delightful blend of space, convenience, and comfort.

An excellent detached bungalow only a short distance from all amenities.

The accommodation includes three reception rooms, a spacious kitchen/utility area, and a sunlit conservatory. With 3 bedrooms, a family bathroom, and an en-suite shower room, this property is in excellent condition, eagerly awaiting its new owners to add their personal touch.

Outside, the property greets you with a walled front garden, a spacious driveway accommodating multiple vehicles, alongside a convenient car port and garage – ensuring parking is never a concern. Meanwhile, the enclosed low maintenance rear garden provides a private oasis for unwinding and soaking up the fresh air.

SITTING ROOM: 18'6 x 16'2 (5.6 x 4.9m)

DINING ROOM: 11'2 x 10'4 (3.4m x 3.1m)

OFFICE/SNUG: 11'1 x 7'8 (3.3m x 2.3m)

KITCHEN/UTILITY ROOM: 9'2 x 7'9 (2.8m x 2.4m) and 15'4 x 8' (4.6m x 2.4m)

BEDROOM 1: 12'1 x 11'4 (3.6m x 3.4m)

EN SUITE: 8'4 x 3' (2.5m x 0.9m)

BEDROOM 2: 19'4 x 13'1 (5.9m x 3.9m)

BEDROOM 3: 7'9 x 7'6 (2.4m x 2.3m)

BATHROOM: 8' x 5'4 (2.4m x 1.6m)

Enclosed low maintenance rear garden
Driveway with parking for multiple vehicles

GARAGE: 22'4 x 13'1 (6.8m x 3.9m)

CARPORT: 18'3 x 9'1 (5.5m x 2.7m)

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

AGENTS NOTE: The property has 14 solar panels with a fail-safe system so if 1 panel should fail the other panels will not be affected. From June 2023 to March 2024 inclusive they produced £2,005.11 revenue (these figures reflect any money EON pay buying back any surplus power generated. NB *The income is obviously weather related.* The new owner will take over the contract on completion. The hot water is also heated by the panels via a diverter.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

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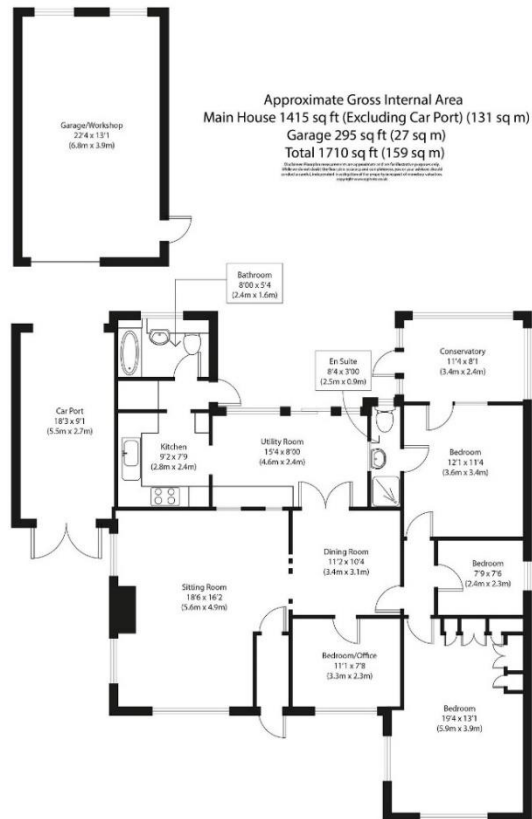
EPC RATING: TBC

BROADBAND: Up to 80 Mbps download speed (source Ofcom and please see website for further details).

MOBILE: EE, Three, O2 and Vodafone likely (source Ofcom and please see website for further details).

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.



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