



**Eastern Way,
Elmswell, Suffolk.**

**DAVID
BURR**



29 Eastern Way, Elmswell, IP30 9DP

Elmswell is a well-served village with a genuine sense of community, offering a local Co-op, pub, cafés, and its own railway station with regular trains to Bury St Edmunds, Ipswich and Cambridge. The surrounding countryside is a haven for walkers, cyclists and dog lovers, while the historic market town of Bury St Edmunds – with its boutique shops, independent restaurants, cultural attractions and award-winning Abbey Gardens – is just 15 minutes away by car or train. For those commuting further afield, the A14 is easily accessible, linking you to Cambridge, the Midlands and London via the M11.

A well-positioned two-bedroom semi-detached bungalow situated in the highly regarded Suffolk village of Elmswell, just a short stroll from a comprehensive range of local amenities including shops, a primary school, and a train station providing direct services to Bury St Edmunds, Ipswich, and beyond. Occupying a generous corner plot, the property offers well-proportioned accommodation with clear potential for modernisation and reconfiguration, subject to the necessary planning consents. Offered for sale with the added benefit of no onward chain.

A spacious bungalow offering excellent scope for improvement, ideally located within easy reach of Elmswell's village amenities and train station. No onward chain.

ENTRANCE HALL: A welcoming central hallway providing access to the principal rooms. Airing cupboard.

SITTING ROOM: 14'6 x 10'7 (4.5m x 3.3m) A generous reception room positioned at the front of the property with ample space for furnishings. A pleasant main living space in need of updating with a gas fireplace creating the main focal point of the room.

KITCHEN/DINING ROOM: 14'7 x 9'6 (4.5m x 2.9m) Currently arranged as a combined kitchen and dining area in need of modernisation. The kitchen is fitted with a range of wall and base units under work preparation surfaces that incorporates a sink unit with single drainer and an eye-level oven and grill, and a four ring gas hob. Space for under-counter fridge/freezer and a washing machine. Access to:

CONSERVATORY: 7'7 x 7'4 (2.4m x 2.3m) A useful addition to the rear, enjoying views across the garden and providing access outside.

BEDROOM ONE: 11'8 x 10'7 (3.6m x 3.3m)

A generous double room located at the rear of the property, overlooking the garden.

BEDROOM TWO: 11'0 x 9'7 (3.5m x 3.0m) Another good-sized double bedroom, situated at the front of the property.

SHOWER ROOM: 8'7 x 4'7 (2.7m x 1.4m) An upgraded suite comprising a walk-in shower cubicle with part tiled surround, W.C, wall hung wash hand basin with mixer tap. Heated towel rail and a tiled floor.

Outside

The property occupies a corner plot and is approached via a pathway leading to the front door, flanked by a neat lawn and a driveway providing off-street parking for one vehicle. The driveway gives access to the adjoining garage, which features an up-and-over door, power and light connected. A side path leads to a gated entrance, offering access to the rear garden.

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The rear garden is a standout feature of the property, occupying a generous and private corner plot. Predominantly laid to lawn and framed by mature hedging and well-established planting, it offers a wonderful sense of seclusion. A paved terrace provides the perfect spot for outdoor seating and entertaining, while a timber outbuilding is discreetly positioned to one side. A pathway winds through to a more secluded area of garden, attractively bordered by flowering shrubs and trees, creating a charming, leafy outlook.

SERVICES: Mains water, electricity, drains and gas fired central heating.

NOTE: None of these services have been tested by the agent.

WHAT3WORDS: fondest.microchip.bulletins

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band B

EPC RATING: TBC

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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