Hall Lane, Elmswell, Bury St. Edmunds

Sheridans

Hall Lane, Elmswell, Bury St. Edmunds IP30 9LY

Guide Price £375,000

This modern four-bedroom detached home with garage offers immaculately presented accommodation and is available with no onward chain.

Built in 2020 of traditional brick construction beneath a tiled roof, the property provides light and airy living space complemented by a fully enclosed rear garden. Situated on this popular development on the edge of the well-served village of Elmswell, the home enjoys both a peaceful setting and excellent local amenities.

The property benefits from gas-fired central heating and double glazing throughout. The well-presented accommodation briefly comprises an inviting entrance hall with stairs rising to the first floor and a door to cloakroom with WC and wash hand basin. The sitting room is a generous and comfortable space with window to the front aspect.

The heart of the home is the impressive kitchen/dining room, an ideal space for entertaining. It is fitted with an extensive range of modern units offering ample drawer and cupboard storage beneath preparation surfaces and is complemented by built-in appliances including double oven, ceramic hob and extractor hood. French doors open directly onto the garden, enhancing the sense of light and space. A useful utility room with additional cupboards completes the ground floor accommodation.
On the first floor, the landing leads to four bedrooms including the principal bedroom with fitted wardrobe cupboards and en-suite shower room with shower, vanity basin with drawers under and WC. Bedroom three also has fitted wardrobes .A modern family bathroom fitted with a shower over the bath completes the first-floor accommodation.

Located within a popular village offering excellent amenities and strong community appeal, this property provides the perfect blend of modern living and village charm. An excellent opportunity to acquire a stylish home in a desirable location with early viewing highly recommended to fully appreciate all that this home has to offer.

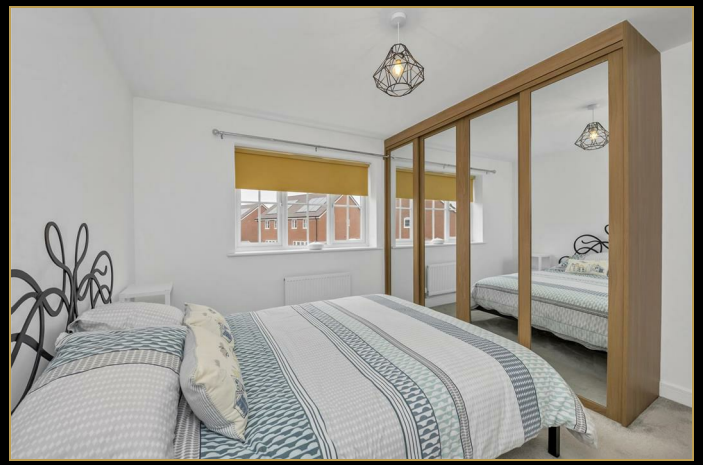
Outside
The property features attractive flower beds to the front with driveway providing off-road parking and access to the single garage with an up-and-over door, power and lighting. To the rear is a fully enclosed lawned garden with a patio area positioned adjacent to the French doors, ideal for al fresco dining and entertaining. A courtesy door provides access to the garage, along with a gate leading to the driveway and side of the property.

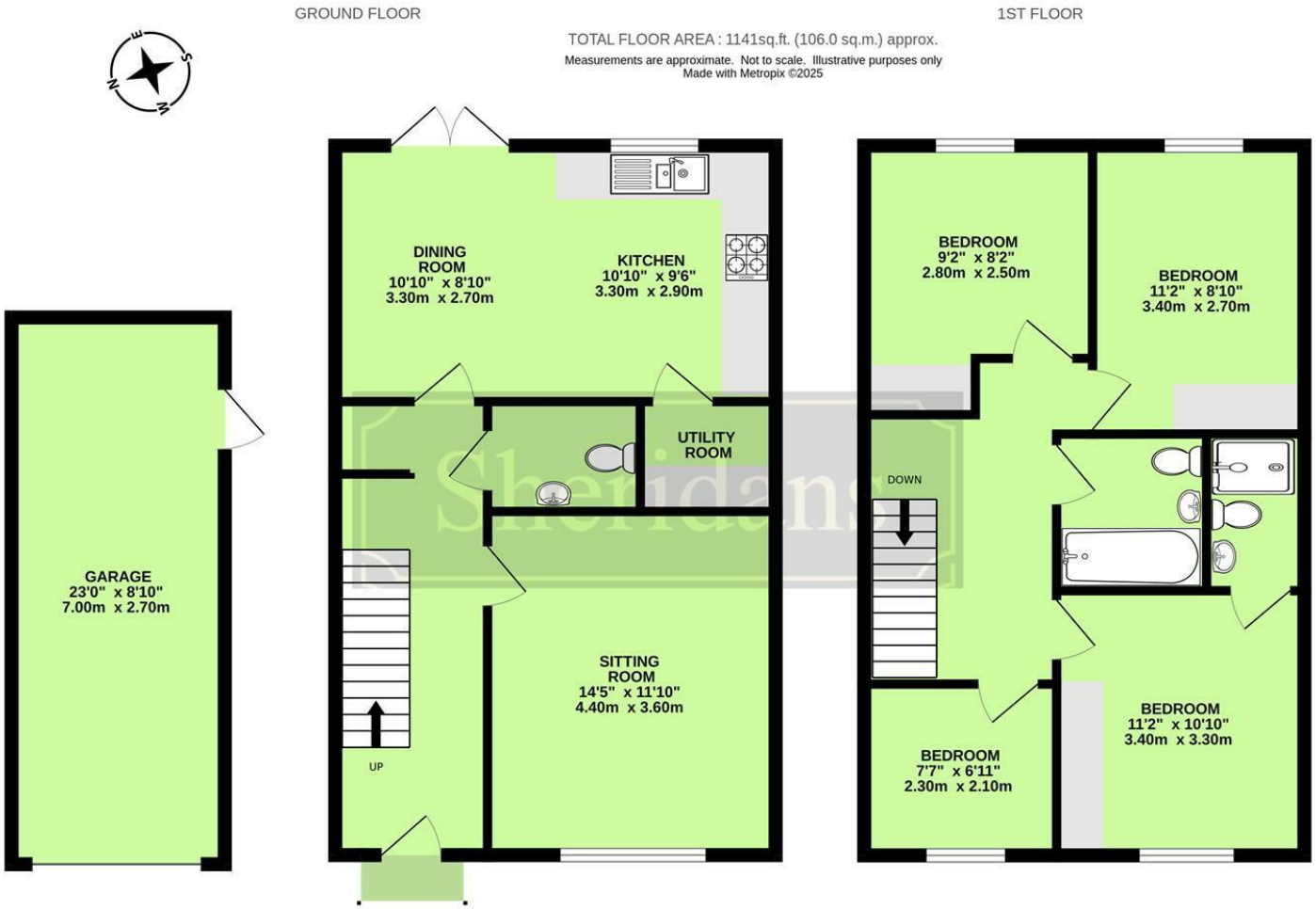
Directions
When entering the village from the direction of the A14 dual carriageway. Exit the roundabout onto Church Rd, turn left onto School Rd. Then turn left onto Station Rd. Turn left onto St Edmund's Drive. Turn left onto Hall Lane and continue to the end where the property can be found on the right hand side.

Location
The house enjoys a delightful position on the very edge of the development and lies within the school catchment area for Thurston Community College and easy access to amenities. The well-served village of Elmswell is situated approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, providing excellent road links to Ipswich, the East Coast, Bury St Edmunds, Cambridge, the Midlands and London via the A14/M11. Local amenities, located within approximately 1.3 km, include a supermarket, pharmacy, veterinary surgery, fish and chip shop, Chinese takeaway, two hairdressers, library, Post Office, public houses and parish church. Educational facilities range from pre-school through to primary and secondary schooling, and the village also benefits from its own train station. An intercity rail service is available from nearby Stowmarket, approximately six miles away. The community also has a coffee shop and a community centre.

Services
Mains electricity, water and drainage are connected. Gas fired radiator central heating.
£154 per year service charge towards maintenance of green space
Council Tax: Mid Suffolk Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: Vodaphone, EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk

- CHAIN FREE
- Detached with garage
- Kitchen/Diner
- Utility and Cloakroom
- Fitted wardrobes in 2 bedrooms
- Driveway parking
- Good sized rear garden
- Gas central heating
- Well served village with train station





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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