Elmswella Crescent, Elmswell, Bury St. Edmunds

Sheridans

THIS
KITCHEN
IS FOR
DANCING

Elmswella Crescent, Elmswell, Bury St. Edmunds IP30 9NS

Guide Price £315,000

Occupying a pleasant position within this popular and well-served village, this attractive three-storey semi-detached townhouse offers beautifully arranged and deceptively spacious accommodation extending to approx. 1,141 sq. ft. The property is complemented by a charming enclosed rear garden and driveway providing off-road parking.

Built in 2021 of traditional red brick beneath a tiled roof, the property is approached via an attractive frontage and opens into a welcoming entrance hall, featuring a well-appointed cloakroom and staircase rising to the upper floors.

To the rear of the property, the generously proportioned sitting room enjoys an attractive sense of space and light, with French doors opening directly onto the tranquil rear garden and terrace, creating a seamless connection between the indoor and outdoor spaces. The well-equipped kitchen/diner features a range of fitted units with ample preparation surfaces, together with an eye-level double oven, gas hob and a selection of integrated appliances including a fridge/freezer, dishwasher and washing machine. A useful breakfast bar provides an informal space for dining and could, if preferred, be replaced with a small table and chairs to suit individual requirements. The accommodation throughout is both comfortable and versatile, offering a well-balanced layout ideal for modern living.

The first floor comprises two well-proportioned bedrooms served by a modern family bathroom, with the particularly spacious rear bedroom with two windows enjoying a pleasant outlook over the garden. A further staircase rises to the impressive second-floor bedroom suite, which forms a standout element of the accommodation. This excellent room benefits from a superb vaulted ceiling, useful eaves storage and an adjoining en-suite shower room, creating a spacious and calming bedroom suite, equally well suited to use as guest accommodation.

Offering versatile accommodation arranged over three floors, this beautifully presented townhouse is appealing to a range of discerning purchasers seeking modern village living, with excellent access to a range of local amenities

Outside

Outside, the rear garden is a particular feature of this home, having been thoughtfully landscaped and planted to provide colour, interest and enjoyment throughout the seasons. A paved terrace provides the perfect setting for outdoor dining, with a pergola offering privacy and welcome shade. Winding pathways meander through established borders and mature planting, creating a delightful, secluded and private setting.

To the side of the property, a private driveway provides convenient off-road parking.

Location

The property enjoys a delightful position within this popular cul-de-sac and is conveniently located within walking distance of the village amenities. The well-served village of Elmswell lies approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, offering excellent transport links to Ipswich, the East Coast, Cambridge, the Midlands and London via the M11 motorway.

Perfect for families, commuters and retirees, the village offers a wide range of amenities including a supermarket, pharmacy, veterinary practice, hairdressers, Post Office, public houses and parish church, together with a choice of pre-school, primary and secondary education facilities. Elmswell also benefits from its own railway station, while an intercity rail service with direct links to London being available from nearby Stowmarket, approximately six miles away, making it an ideal location for commuters.

- Attractive townhouse
- Spacious with 1,141 sq. ft. (approx) of accommodation
- Generous sitting room with French doors to garden
- Well appointed kitchen
- Cloakroom
- Three DOUBLE bedrooms arranged over 2 upper floors
- Family bathroom and ensuite
- Delightful rear garden
- Driveway parking
- Popular village location with excellent local amenities

Directions

Coming into the village up Church Road, turn left onto New Road, cross over the railway line onto Station Road. Turn left into St Edmunds Drive, Elmswella Crescent is the second right.

Services

Mains electricity, water and drainage. Gas fired radiator central heating.
Council Tax: Mid Suffolk Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk
Service charge - £104 per annum
NHBC Warranty with 5 years remaining

TOTAL FLOOR AREA : 1141sq.ft. (106.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

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