



Long Gilberts Road, Elmswell, Bury St Edmunds, IP30 9FZ

Price Guide £297,000



DRAFT DETAILS

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We are pleased to present: A high specification, spacious modern semi-detached house, built in 2022, convenient for the centre of this well served village, East of Bury St Edmunds. Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms - 1 En-Suite, Bathroom, Front & Large Rear Garden, Detached Garage/Workshop, Generous Parking, NO CHAIN, VIEW ASAP.

DESCRIPTION

This well presented spacious property was built, we understand in 2022 by the renowned developers, Orbit Homes, and presents with brick elevations and a tiled roof. Featuring a high specification, including Amtico flooring, generous fitted appliances in the Kitchen, a DETACHED GARAGE/WORKSHOP, large garden, generous driveway parking, and an EV charging point, this property, is located conveniently for a children's recreation area, and the Blackbourne Community Centre, together with nearby shops and the station, and would suit a family, or investment purchaser. There is also NO CHAIN, therefore viewing is recommended at the earliest opportunity.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Turn right into Blackbourne Road and then take the second right turning into Borley Crescent. Continue along to the end, and turn left into Long Gilberts Road, where the property is located after a short distance on the right.



HALL

Approached via a gabled outer canopy with part glazed front door. Amtico wood effect vinyl floor, stairs to first floor, understairs storage cupboard, LED downlights, radiator, UPVC window to side.

CLOAKROOM

Modern white suite comprising wc with concealed cistern, wall mounted wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, LED downlights, consumer unit, radiator, extractor fan.

LOUNGE 16'4" X 10'7" (4.98M X 3.23M)

Amtico wood effect vinyl floor, media panel with TV, telephone and data points, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

KITCHEN/DINING ROOM 15'1" X 9'5" (4.60M X 2.87M)

Range of modern white base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset AEG induction hob with cooker hood over, built-in AEG electric oven/grill, integrated Zanussi dishwasher, plumbing for washing machine, integrated Zanussi fridge/freezer, cupboard housing wall mounted gas combination boiler, LED downlights, LED concealed lighting, Amtico wood effect vinyl floor, radiator, UPVC window to front.

FIRST FLOOR LANDING

Built-in airing cupboard, loft access, LED downlight, UPVC window to side.

BEDROOM 1 10'6" X 8'5" INC TO 11'4" (3.20M X 2.57M INC TO 3.45M)

Built-in double wardrobe, radiator, UPVC window to front.

EN-SUITE 5'8" +SHOWER X 5'7" (1.73M +SHOWER X 1.70M)

Modern white suite comprising tiled shower enclosure with shower controls, wc with concealed cistern, 1/2 pedestal wash basin with mixer tap, tiled splashbacks,

Amtico wood effect vinyl floor, mirrored cabinet with shaver point, LED downlights, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to front.

BEDROOM 2 10'7" MAX X 8'6" MAX (3.23M MAX X 2.59M MAX)

Radiator, UPVC window to rear.

BEDROOM 3 8'0" X 7'7" (2.44M X 2.31M)

Radiator, UPVC window to rear.

BATHROOM 6'3" X 5'7" (1.91M X 1.70M)

Modern white suite comprising enamel bath with glazed screen, and mixer shower attachment, wc with concealed cistern, 1/2 pedestal wash basin with mixer tap, tiled splashbacks, Amtico wood effect vinyl floor, mirrored cabinet with shaver point, LED downlights, chrome vertical radiator/towel rail, extractor fan.

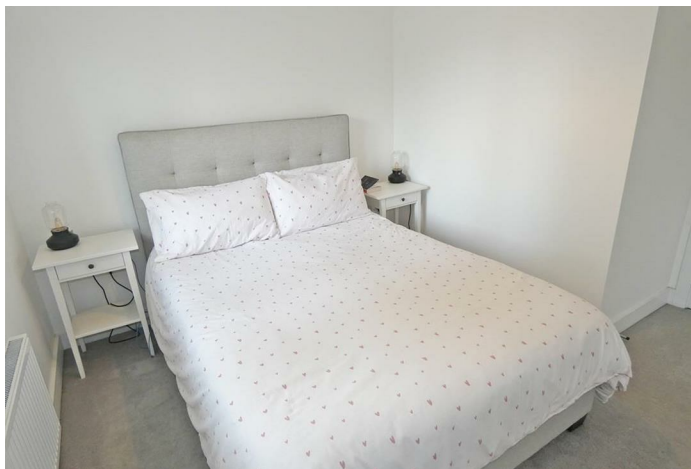
OUTSIDE

To the front the open-plan garden is laid mainly to lawn with border, bark chipping border, and a paved pathway to the front door. A block paved driveway provides access to an EV charging point, vehicular standing for up to three cars, and leads to a DETACHED GARAGE/WORKSHOP: 23'0" x 10'1" (7.01m x 3.07m), with up and over style door, power and light connected, consumer unit, and eaves storage. The large rear garden is enclosed by fencing, being laid principally to lawn with paved patio area, and outside water tap.

AGENT'S NOTE: As is common with many new developments, we understand that there is a maintenance charge, and the vendors have informed us that this is currently around £299.00 per annum. This covers upkeep of the development grounds, private driveways and communal areas.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The





council tax band is understood to be Band C. This property was built in 2022, and there is the remainder of the original 10 year NHBC warranty.

ELMSWELL & AREA

Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>

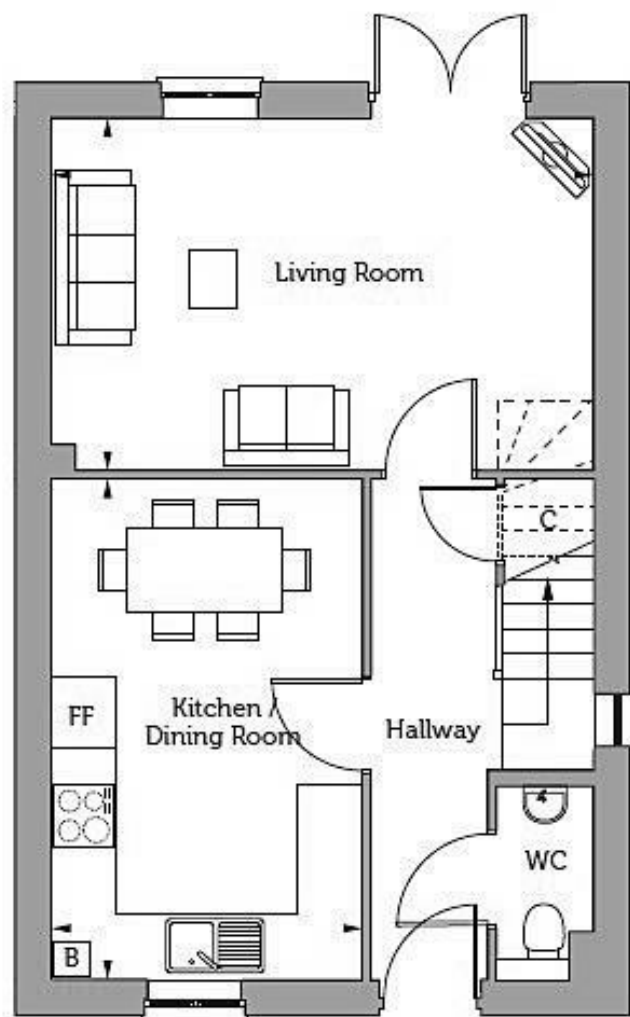
FLOORPLAN DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

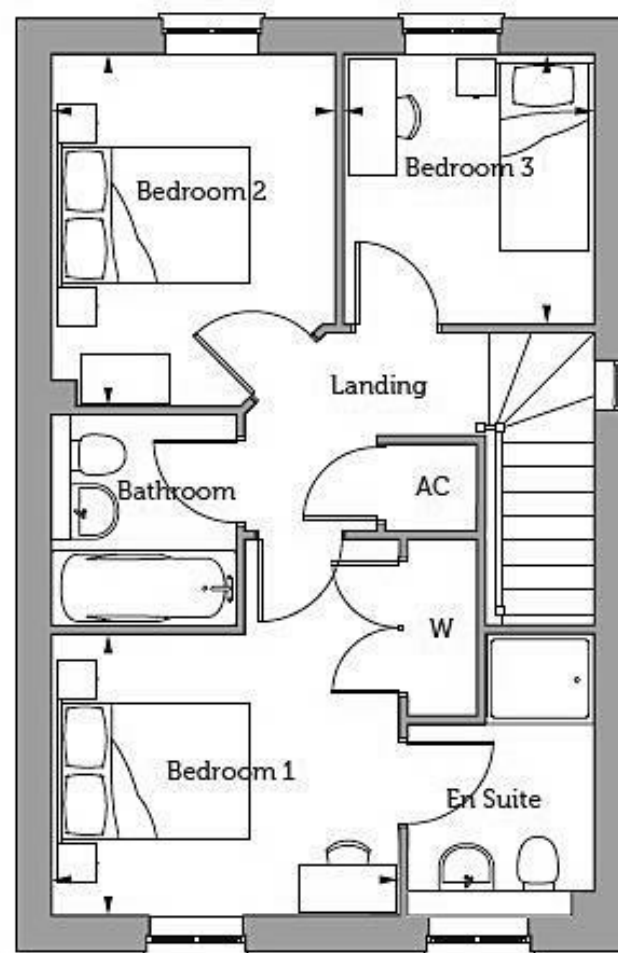




FLOORPLAN



Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bury St Edmunds
Suffolk IP30 9UH

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PROPERTY SUMMARY

- **ELMSWELL**
- **HALL**
- **CLOAKROOM**
- **LOUNGE**
- **KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES**
- **3 BEDROOMS - 1 EN-SUITE**
- **BATHROOM**
- **FRONT & LARGE REAR GARDEN, DETACHED GARAGE/WORKSHOP, GENEROUS PARKING**
- **GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, AMTICO FLOORING, SPACIOUS WITH HIGH SPECIFICATION**
- **POPULAR AREA, WELL-SERVED VILLAGE, CONVENIENT FOR AMENITIES, STATION & A14, NO CHAIN, EARLY VIEWING ADVISED**



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.