



Blackbourne Road, Elmswell, Bury St. Edmunds, IP30 9UH

Price Guide £375,000



## DRAFT DETAILS

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We are pleased to present: A well presented and spacious modern detached house, on edge of popular development, in well-served Eastern village. Hall, Cloakroom, Lounge - Open Fireplace, Dining Room, Study, Kitchen, 4 Bedrooms - 1 En-Suite - 2 with Built-in Wardrobes, Bathroom, Garage, Generous Parking, Corner Plot with Private Rear Garden, VIEW ASAP.

### DESCRIPTION

This property is understood to have been built in the mid 1990s, and presents with brick elevations and a tiled roof. Situated on a prominent corner plot, on the edge of this popular development, it features a Lounge with open fireplace, a Study, Garage and parking, and a particularly private rear garden.

This home is located within walking distance of the station, shops and other amenities, this village has to offer. Therefore viewing is strongly recommended at the earliest convenience.

### DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and Woolpit, and at the roundabout, take the second exit towards the village. Proceed up the hill, and turn left just after the church, into School Road. Continue along, passing the pub, and cluster of shops, and turn left at the T-junction, opposite the CoOp and Post Office. Continue past the station, and over the level crossing into Station Road, and proceed past the Butchers, General Store and Nursery. Turn right into Blackbourne Road, where the property is located immediately on the left-hand corner.



## HALL

Approached via outer canopy with part glazed front door and glazed side panel. Stairs to first floor, radiator.

## CLOAKROOM

Suite comprising wc, wall mounted wash basin, tiled splashbacks, radiator, sealed unit frosted window to front.

## LOUNGE 14'11" X 10'7" (4.55M X 3.23M)

The focal point being an open fireplace with ornate surround and stone hearth, TV point, telephone point, radiator, sealed unit box bay window to front with fitted shutters. Arch to:

## DINING ROOM 11'8" X 7'8" (3.56M X 2.34M)

Wood laminate floor, radiator, UPVC sliding patio door to rear garden.

## STUDY 8'7" X 5'10" (2.62M X 1.78M)

Telephone point, radiator.

## KITCHEN 10'10" + RECESS X 10'7" (3.30M + RECESS X 3.23M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with 'Swan-neck' style mixer tap, electric cooker point with cooker hood over, space for fridge, space for freezer, plumbing for dishwasher, plumbing for washing machine, tiled floor, concealed lighting, wall mounted gas boiler, understairs storage cupboard, radiator, composite part glazed door to side, UPVC window to rear.

## FIRST FLOOR LANDING

Access to loft space, with ladder, built-in airing cupboard housing hot water tank.

## BEDROOM 1 10'11" X 9'9" + DOOR RECESS (3.33M X 2.97M + DOOR RECESS)

Built-in double wardrobe, TV point, telephone point, radiator, sealed unit window to front with fitted shutters.

## EN-SUITE 5'10" X 5'7" (1.78M X 1.70M)

White suite comprising tiled shower cubicle with shower controls, wc, inset wash basin, fully tiled walls, tiled floor, downlights, extractor fan/light, chrome vertical radiator/towel rail, sealed unit frosted window to front.

## BEDROOM 2 11'1" X 8'10" (3.38M X 2.69M)

Built-in double wardrobe, radiator, sealed unit window to rear.

## BEDROOM 3 11'1" X 7'2" MAX (3.38M X 2.18M MAX)

Radiator, sealed unit window to rear.

## BEDROOM 4 11'10" + RECESS X 8'11" RED TO 6'1" (3.61M + RECESS X 2.72M RED TO 1.85M)

Radiator, sealed unit window to front with fitted shutters.

## BATHROOM 7'9" MAX X 6'8" (2.36M MAX X 2.03M)

White suite comprising panelled bath with 'Telephone' style mixer shower attachment, pedestal wash basin, wc, fully tiled walls, tiled floor, vertical radiator/towel rail, sealed unit frosted window to rear.

## OUTSIDE

This property stands in a generous corner plot with gardens to the front, side and rear. To the front the garden is enclosed by hedging and attractive feature brick wall. It is laid mainly to lawn, with borders, slate chipping bed, an established Magnolia and paved pathway to the front door. A gate provides side access to the side and rear gardens. These offer a high degree of privacy, being unoverlooked, and enclosed by fencing and feature brick wall. They are laid principally to lawn with borders, paved patio area, two TIMBER SHEDS, gate providing pedestrian side access, and outside water tap. To the rear, a shared access drive leads to a cobble block effect driveway, providing vehicular standing for up to three cars. This leads to a GARAGE: 16'8" x 8'7" (5.08m x 2.62m), with up and over style door, power and light connected, consumer





unit, eaves storage, and personal door to the side.

**AGENT'S NOTE:** The vendors have informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

**AGENT'S NOTE:** One benefit of this particular area, being more established, is that there are no annual maintenance and management charges, unlike many newer developments.

### **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.

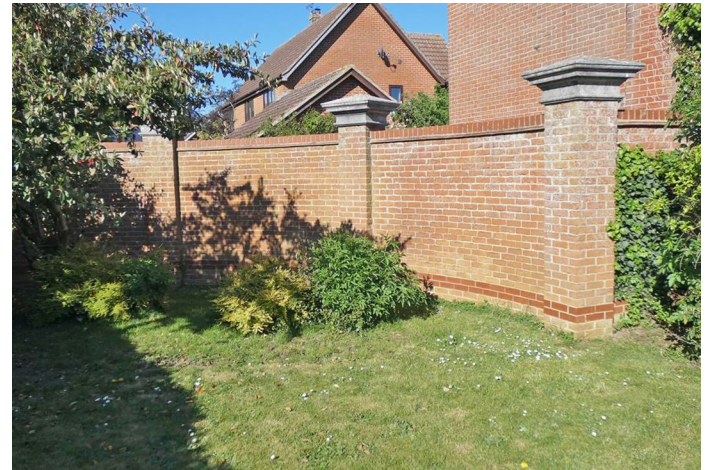
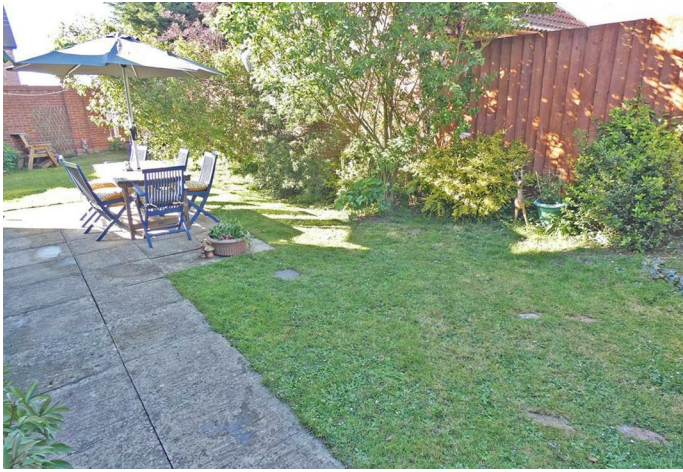
### **TRANSPORT LINKS**

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/>



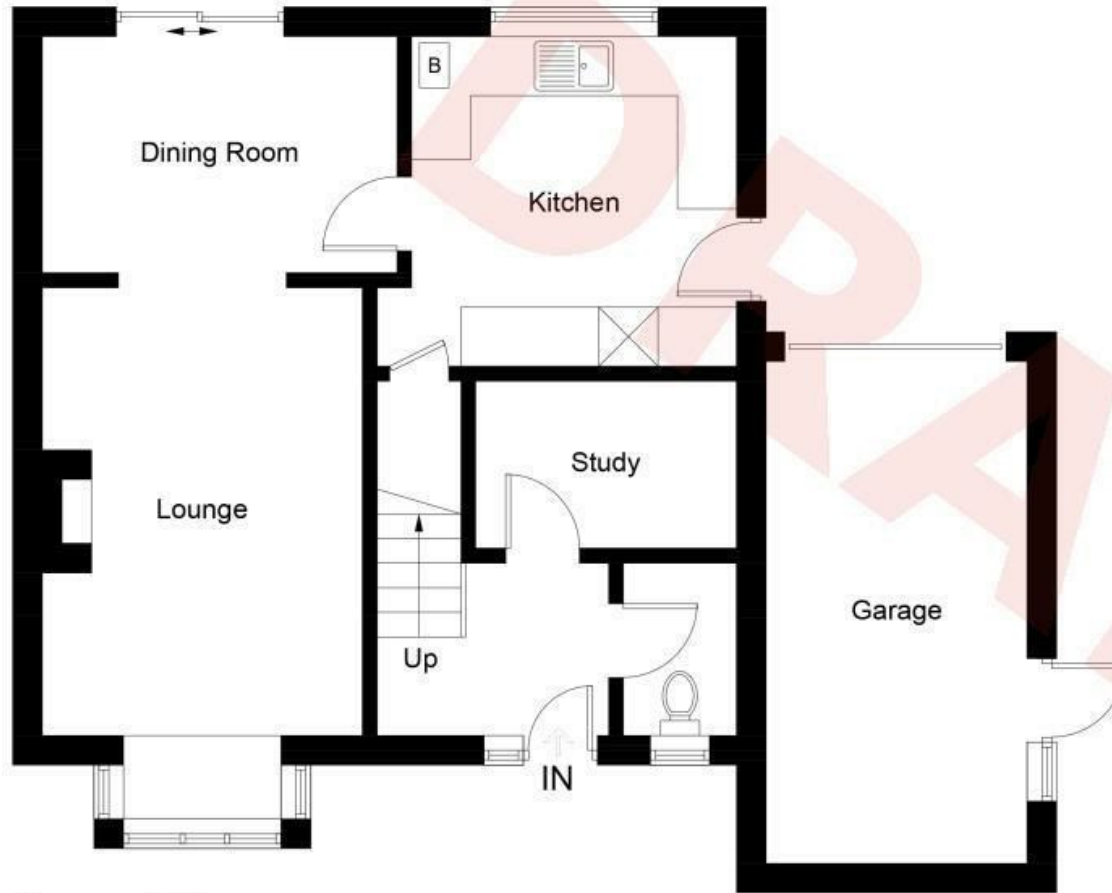


# 1 Blackbourne Road, Elmswell. IP30 9UH.

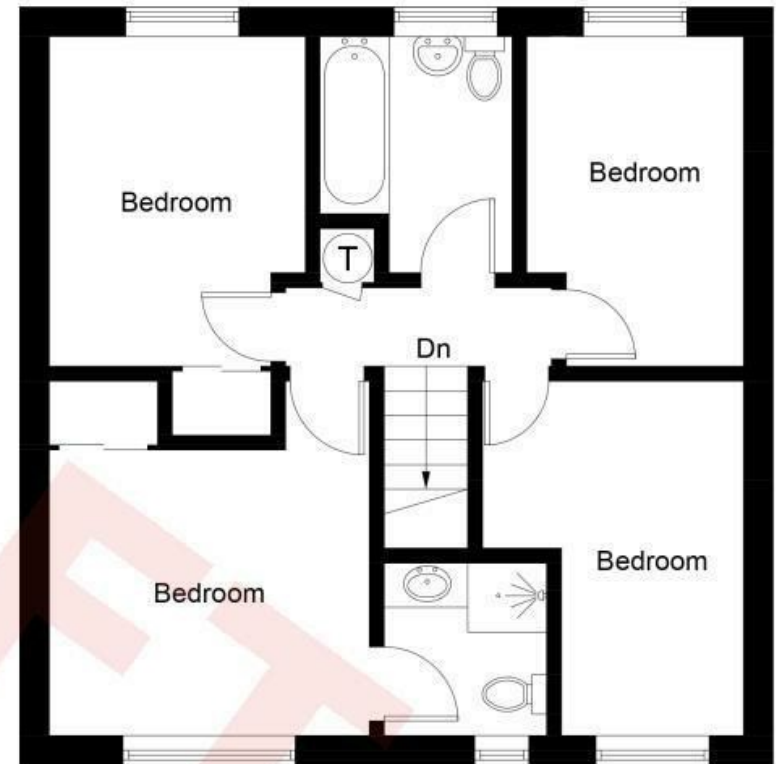
Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 114.2 sq m / 1229 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

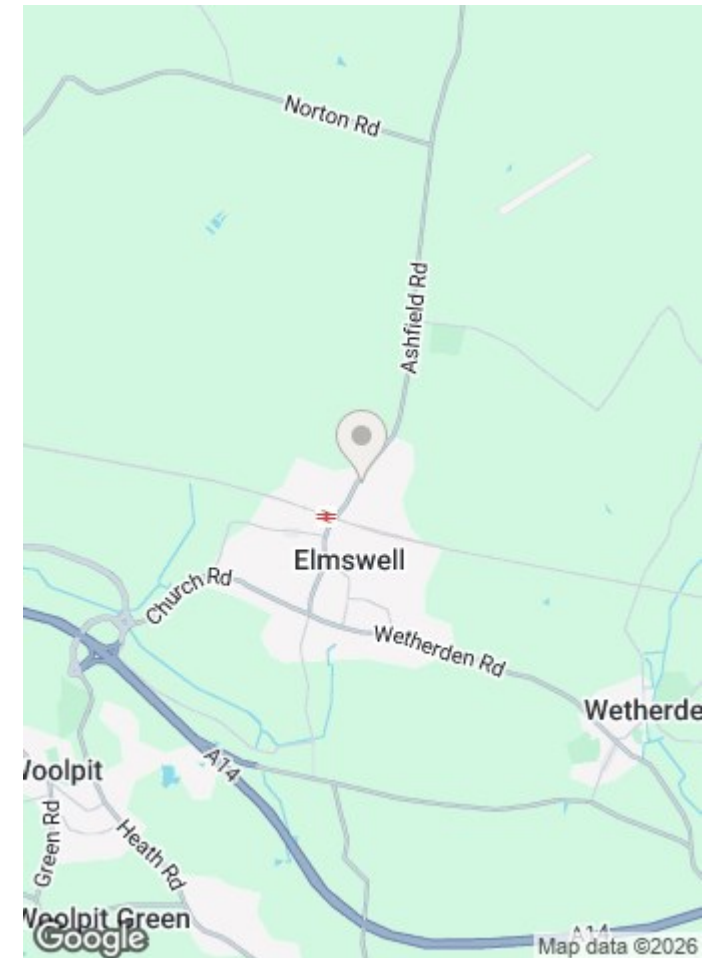
**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **ELMSWELL**
- **HALL, CLOAKROOM**
- **LOUNGE WITH OPEN FIREPLACE**
- **DINING ROOM**
- **STUDY**
- **KITCHEN**
- **4 BEDROOMS - 1 EN-SUITE, 2 WITH BUILT-IN WARDROBES**
- **BATHROOM**
- **CORNER PLOT WITH PARTICULARLY PRIVATE REAR GARDEN, GARAGE & GENEROUS PARKING**
- **PART UPVC & PART SEALED UNIT DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, POPULAR WELL-SERVED VILLAGE, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA rightmove PrimeLocation.com**



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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.