



Rowan Green, Elmswell, Bury St. Edmunds, IP30 9DN

Price Guide £265,000



## DRAFT DETAILS

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We are pleased to present: An established improved end-terraced house in this popular, well-served village, east of Bury St Edmunds. Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, 3 Bedrooms, Bathroom, Garage in a Block, Generous Parking, Good Size Rear Garden, Close to amenities, Station & A14, VIEW ASAP.

## DESCRIPTION

This established modern property presents with brick elevations and a tiled roof. It has benefitted from improvements over the years, with works including the addition of a Conservatory, replacement UPVC double glazing and roofline, together with the installation of modern electric thermostatically controlled radiators. There is the added benefit of a Garage in a block and generous parking on the driveway at the front.

This property, which is located conveniently for the Primary School, together with nearby shops, the station and A14, would suit first-time buyers, a family, or investment purchaser, 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 and proceed up the hill, passing the church. Continue along Church Road and turn left into Cooks Road. Proceed along and turn right into Bennett Avenue. Continue along to the end, and turn left into Rowan Green, where the property is located on the left.

## ENTRANCE HALL

Approached via an outer canopy and UPVC part glazed panelled front door, with glazed side panel. Wood-effect vinyl floor, stairs to first floor, electric thermostatically controlled radiator.

## LOUNGE 14'4" X 12'5" (4.37M X 3.78M)

TV point, understairs storage cupboard housing consumer unit, electric thermostatically controlled radiator, UPVC window to front. Arch opening to:

## DINING ROOM 8'9" X 8'5" (2.67M X 2.57M)

Arch opening to Kitchen, wood-effect vinyl floor, UPVC glazed double doors to:

## CONSERVATORY 8'11" X 8'1" (2.72M X 2.46M)

Brick plinths and side wall, tiled floor, electric thermostatically controlled radiator, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

## KITCHEN 8'9" X 8'8" (2.67M X 2.64M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, separate drinking water tap, water softener, electric cooker point with cooker hood over, space for

fridge/freezer, plumbing for washing machine, tiled floor, UPVC window to rear.

## FIRST FLOOR LANDING

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

## BEDROOM 1 11'9" X 9'8" + DOOR RECESS (3.58M X 2.95M + DOOR RECESS)

Part panelled wall, wall light points, electric thermostatically controlled radiator, UPVC window to rear.

## BEDROOM 2 9'5" X 8'9" + DOOR RECESS (2.87M X 2.67M + DOOR RECESS)

Electric thermostatically controlled radiator, UPVC window to front.

## BEDROOM 3 8'6" X 6'5" INC STAIR BULKHEAD (2.59M X 1.96M INC STAIR BULKHEAD)

L-shaped room. Built-in wardrobe/cupboard over stair bulkhead, electric thermostatically controlled radiator, UPVC window to front.

## BATHROOM 7'6" X 5'6" (2.29M X 1.68M)

White suite comprising panelled bath with mixer shower attachment, glazed screen, and shower unit over, pedestal wash basin, wc, fully tiled walls, fan heater, chrome vertical radiator/towel rail, UPVC frosted window to rear.

## OUTSIDE

To the front the garden has a slate chipping border and a bark chipping border, with a path to the front door. It is laid mainly to a shingle driveway, providing vehicular standing for at least two cars. A gate provides side access to the good size rear garden. This is enclosed by





fencing and brick wall, and affords a good level of privacy. It is laid principally to lawn with paved patio area, slate chipping border, shingle path, paved seating area, and an outside water tap. Located in an area to the rear of the property, there is a GARAGE in a block, with up and over style door, power and light connected and personal door to the rear garden.

**AGENT'S NOTE:** The vendor has informed us that mains water, electricity and drainage are connected. Gas is available in the road. The council tax band is understood to be Band B.

### **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.

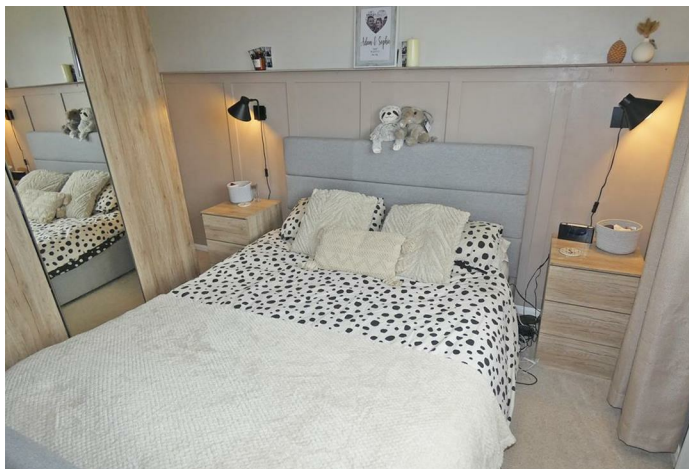
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **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/>

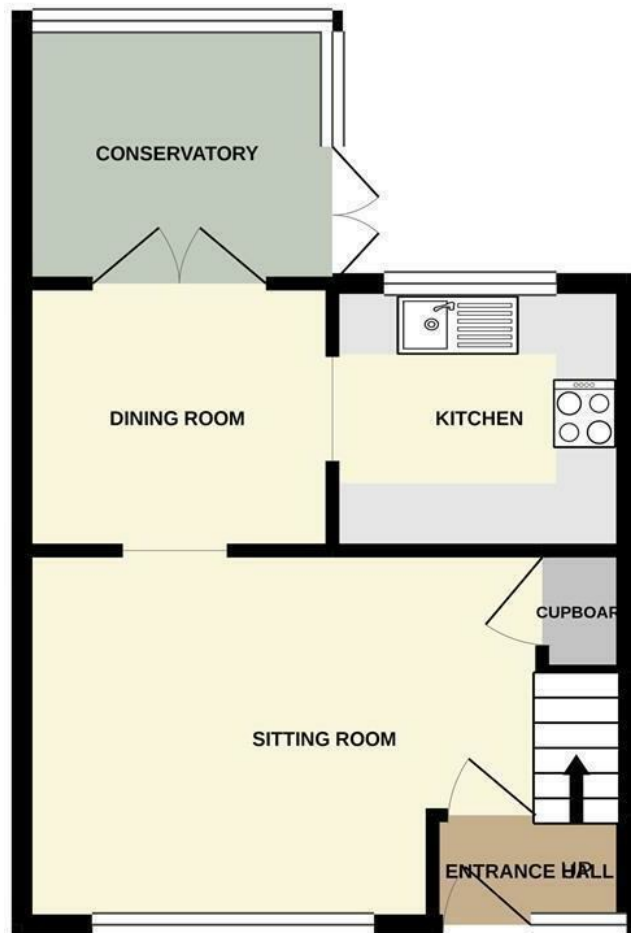






# FLOORPLAN

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes 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.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**

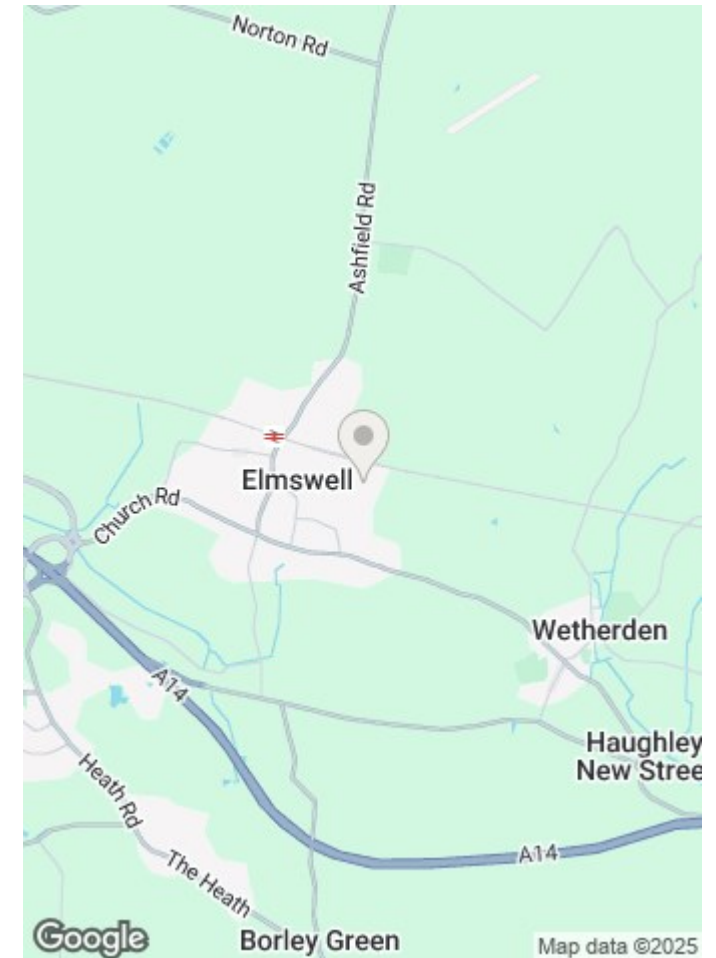
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## PROPERTY SUMMARY

- **ELMSWELL**
- **ENTRANCE HALL**
- **LOUNGE**
- **DINING ROOM**
- **CONSERVATORY**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **GARAGE IN A BLOCK, GENEROUS PARKING, GOOD SIZE REAR GARDEN, UPVC DOUBLE GLAZING & ROOFLINE, MODERN ELECTRIC THERMOSTATICALLY CONTROLLED RADIATOR HEATING**
- **POPULAR AREA, WELL-SERVED VILLAGE, CONVENIENT FOR AMENITIES, STATION & A14, 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.

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