



St. Edmunds Drive, Elmswell, Bury St. Edmunds, IP30 9NP

Price Guide £375,000



## DRAFT DETAILS

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We are pleased to present: A spacious, well presented modern detached house, built in 2020, on popular development, in well-served E village. Hall, Cloakroom, Lounge, Open Plan Kitchen/Breakfast & Dining Room, Utility, 4 Bedrooms - 1 En-Suite, Bathroom, Garage/Workshop, Generous Parking, Gardens, VIEW ASAP.

### DESCRIPTION

This well presented and spacious property was built in 2020 by Taylor Wimpey, and presents with brick elevations and a tiled roof. This property, which is located conveniently for a children's recreation area, and the Blackbourne Community Centre, together with nearby shops and the station, would suit a family, or investment purchaser, and therefore, we would recommend viewing at the earliest opportunity.

We understand that there is the benefit of the remainder of a 10 year NHBC warranty.

### 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. Continue along and turn left into St Edmund's Drive, passing the green on the left. Proceed to the end of the road, where the property is located on the right.



## HALL

Approached via an outer canopy with part glazed panelled front door. A spacious and bright entrance. Tiled floor, stairs to first floor, with open understair storage area, built-in cloaks/storage cupboard, consumer unit, radiator.

## CLOAKROOM 6'0" X 4'0" (1.83M X 1.22M)

Modern white suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, extractor fan, radiator.

## LOUNGE 14'9" X 11'11" (4.50M X 3.63M)

TV point, telephone point, picture rails, radiator, UPVC window to front.

## KITCHEN/BREAKFAST & DINING ROOM 18'10" X 11'0" (5.74M X 3.35M)

Arranged as two open-plan areas:

## DINING AREA 11'0" X 9'0" APPROX (3.35M X 2.74M APPROX)

Tiled floor, radiator, UPVC glazed double doors to rear garden, open to:

## KITCHEN/BREAKFAST AREA 11'0" X 9'9" APPROX (3.35M X 2.97M APPROX)

Range of modern grey high gloss base and wall mounted units, work surfaces and upstands, inset 11/2 bowl stainless steel sink unit with mixer tap, inset 5-burner gas hob with splashguard and stainless steel and glass cooker canopy over, built-in electric double oven/grill, integrated dishwasher, integrated fridge/freezer, pan drawers, LED plinth lighting, LED concealed lighting, tiled floor, cupboard housing wall mounted Ideal gas combination boiler, UPVC window to rear, door to:

## UTILITY ROOM 5'7" X 4'0" (1.70 X 1.22)

Modern grey high gloss base unit, work surface and upstand, tiled floor, plumbing for washing machine, radiator.

## FIRST FLOOR LANDING

A spacious area. Access to part-boarded loft space with ladder, radiator.

## BEDROOM 1 11'10" X 10'9" (3.61M X 3.28M)

Telephone point, radiator, UPVC window to front.

## EN-SUITE 4'2" + SHOWER DEPTH X 3'11" (1.27M + SHOWER DEPTH X 1.19M)

Modern white suite comprising tiled double shower enclosure with shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, extractor fan, chrome vertical radiator/towel rail.

## BEDROOM 2 11'6" X 9'2" (3.51M X 2.79M)

Radiator, UPVC window to rear.

## BEDROOM 3 10'9" RED TO 8'2" X 9'3" (3.28M RED TO 2.49M X 2.82M)

Radiator, UPVC window to rear.

## BEDROOM 4/STUDY 7'9" X 7'3" (2.36M X 2.21M)

Radiator, UPVC window to front.

## BATHROOM 6'7" X 5'7" (2.01 X 1.70)

Modern white suite comprising enamel bath with glazed screen and shower controls over, wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, extractor fan, radiator.

## OUTSIDE

To the front the open-plan garden is laid to shingle and bark chipping beds, and a herbaceous bed, with a paved pathway to the front door. A driveway provides side-by-side vehicular standing for at least two cars and leads to a GARAGE/WORKSHOP: 23'3" x 9'11" (7.09m x 3.02m), with up and over style door, power and light connected, and personal door to the side. A gate provides side access to the rear garden. This is enclosed by fencing and brick walls, being laid principally to lawn with border, paved patio area, raised decking area, and outside water tap.





**AGENT'S NOTE:** As is common with many new developments, we understand that there is currently a maintenance charge of about £108.25 for the year 01/01/25 - 31/12/25 , which covers upkeep of the common development grounds, private driveways and play area.

**NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

### **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/>

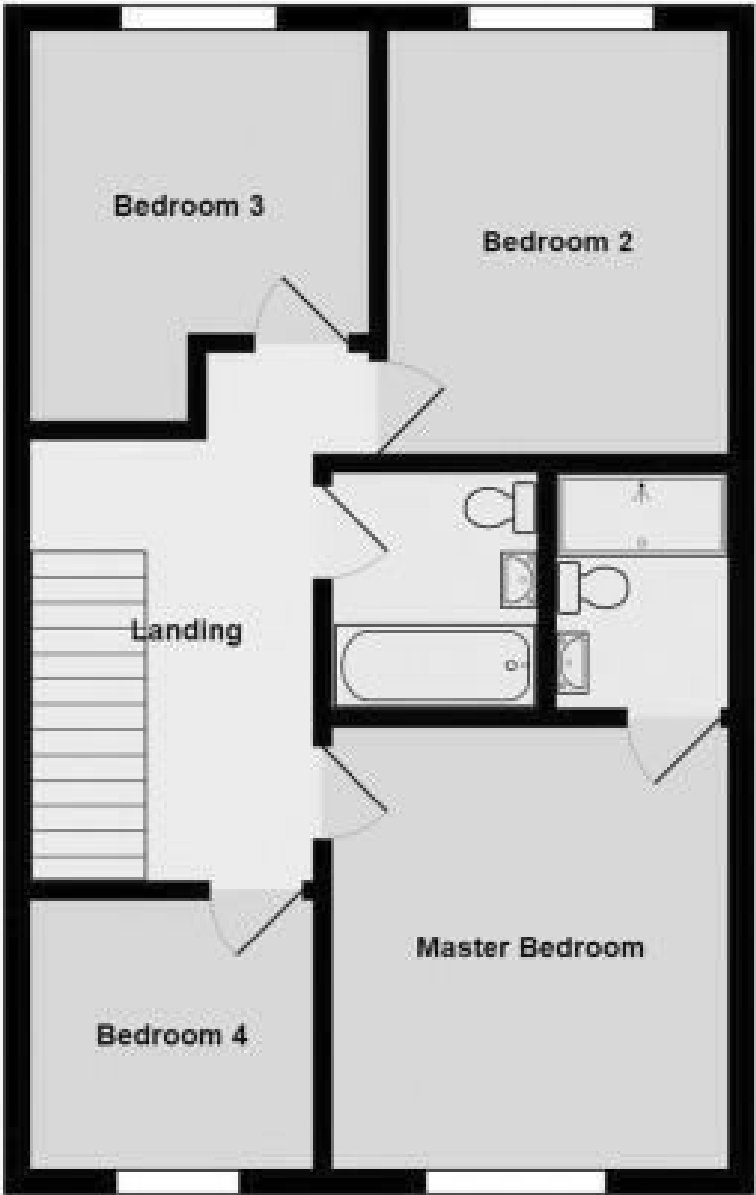
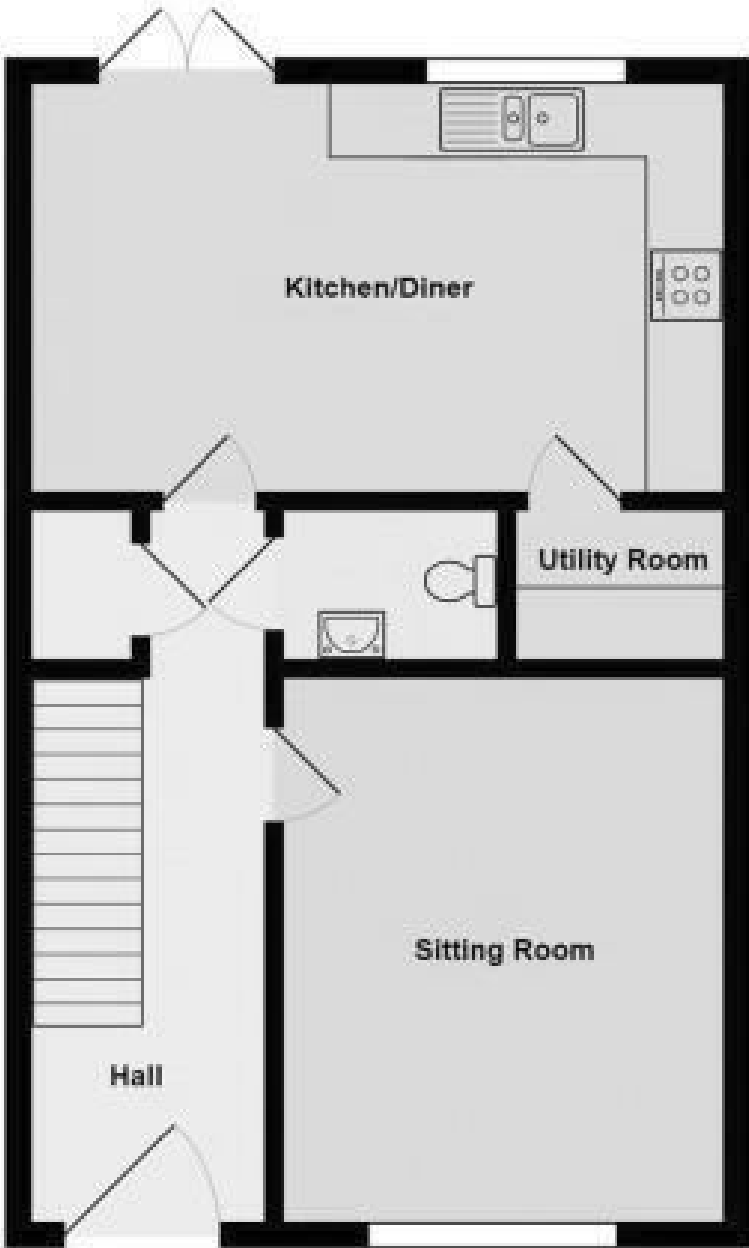
### **FLOORPLAN DISCLAIMER**

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



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>94</b>                                                                         |
| (81-91) <b>B</b>                            | <b>84</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>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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**

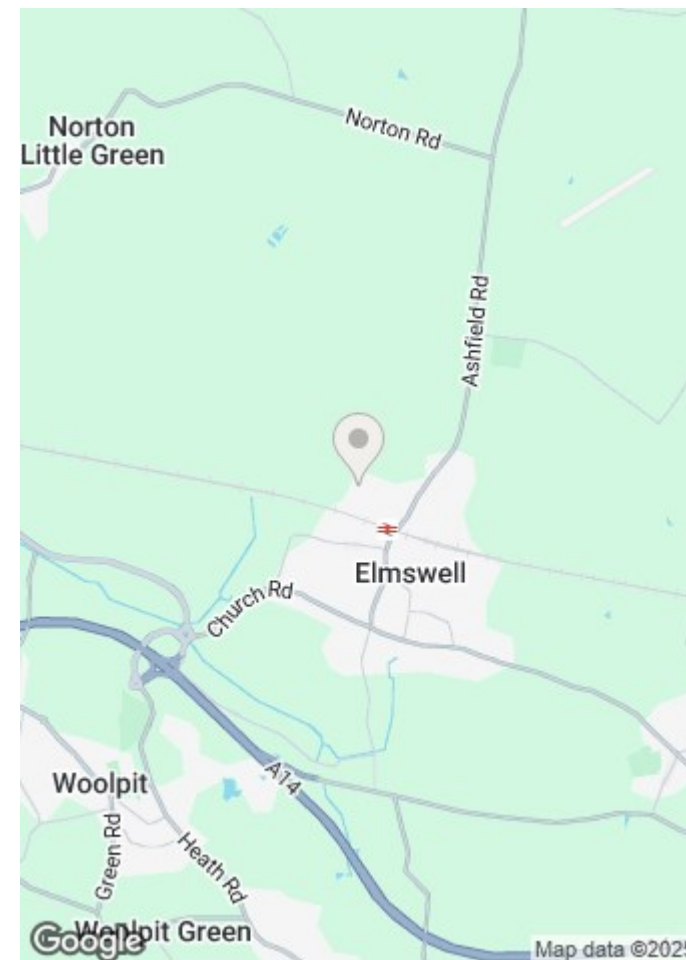
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## PROPERTY SUMMARY

- **ELMSWELL**
- **SPACIOUS HALL**
- **CLOAKROOM**
- **LOUNGE**
- **STYLISH MODERN OPEN-PLAN KITCHEN/BREAKFAST & DINING ROOM**
- **UTILITY ROOM**
- **4 BEDROOMS - 1 EN-SUITE**
- **BATHROOM**
- **GARAGE/WORKSHOP, GENEROUS PARKING, FRONT & REAR GARDENS, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING**
- **POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, SPACIOUS ACCOMMODATION, BUILT In 2020 WITH REMAINDER OF 10 YEAR NHBC WARRANTY, 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.