



Mill Gardens, Elmswell, Bury St. Edmunds, IP30 9DQ

£220,000



## DRAFT DETAILS

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£220,000

We are pleased to present: A spacious, established link-detached bungalow, requiring modernisation & refurbishment, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Hall, Study/Bedroom 3, Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom, Shower Room, Front & South-Facing Rear Gardens, Extensive Parking, NO CHAIN, VIEW ASAP.

## DESCRIPTION

This spacious established property presents with rendered and brick elevations, and a tiled roof. It is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home, owing to the fact that it now needs updating and refurbishment. Instead of paying top money, and buying a home which has been finished to someone else's specification, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes. It has UPVC double glazing, electric storage heaters, a SOUTH-FACING garden, and represents an excellent opportunity for someone wishing to 'put their own stamp' on a property, in this well served and popular village, with a station, and convenient for the A14. This property is being marketed with NO CHAIN, and 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. Continue along Church Road and into Cross Street, passing New Road and Cooks Road, and into Wetherden Road. Turn right into Mill gardens, and continue along, round to the right, and towards the end, where the property is located on the left, overlooking the green.

## ENTRANCE HALL

Approached via a part glazed panelled front door. Loft access, part glazed panelled door to rear garden. Door to:

## STUDY/BEDROOM 3 16'7" X 8'4" (5.05M X 2.54M)

Telephone point, UPVC window to front, UPVC window to rear, part glazed panelled door to front. We understand this room was formally a Garage, and if desired, this could potentially be reinstated.

## HALL

Built-in storage cupboard, loft access, built-in airing cupboard housing hot water tank, storage heater.

## LOUNGE 16'1" X 11'2" (4.90M X 3.40M)

TV point, serving hatch to Kitchen, storage heater, UPVC window to front. Arch to:

## DINING ROOM 10'1" + RECESS X 7'2" (3.07M + RECESS X 2.18M)

Wall light point, recess with shelving.

## KITCHEN 8'11" X 7'6" + DOOR RECESS (2.72M X 2.29M + DOOR RECESS)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap, electric cooker point, LPG gas supply for cooker, built-in shelved cupboard, space for fridge and freezer, plumbing for washing machine, plumbing for dishwasher, serving hatch to Lounge, UPVC window to side.

## BEDROOM 1 13'1" X 11'6" (3.99M X 3.51M)

Built-in wardrobes, storage heater, UPVC sliding patio door to rear garden.

## BEDROOM 2 9'11" X 8'5" (3.02M X 2.57M)

Storage heater, UPVC sliding patio door to rear garden.

## BATHROOM 6'6" X 5'6" (1.98M X 1.68M)

White suite comprising enamel bath, wc, pedestal wash basin, tiled splashbacks, extractor fan, electric heater, UPVC frosted window to side.

## SHOWER ROOM 5'11" X 5'3" (1.80M X 1.60M)

Suite comprising tiled shower enclosure with shower unit, wc, pedestal wash basin, UPVC frosted window to side.

## OUTSIDE

To the front the property overlooks a large green, and the garden is open-plan, laid mainly to a raised block paved area, with path to the front door. A driveway and adjacent block paved area provides extensive vehicular standing for up to eight cars, and at the side is an outside water tap, storage cupboard and LPG gas bottle supply point, for the cooker. The SOUTH-FACING rear garden is enclosed by fencing and brick wall, being currently overgrown with mature





trees and shrubs.

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

### **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.

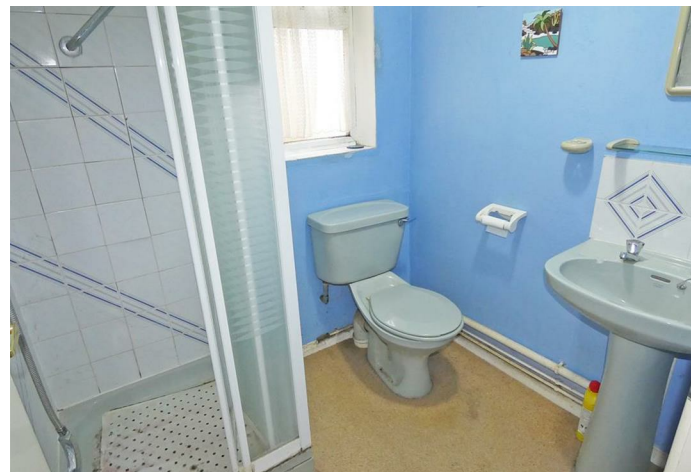
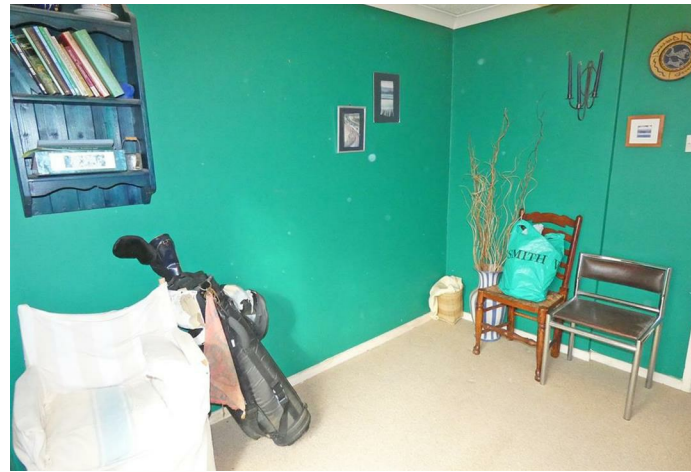
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **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.

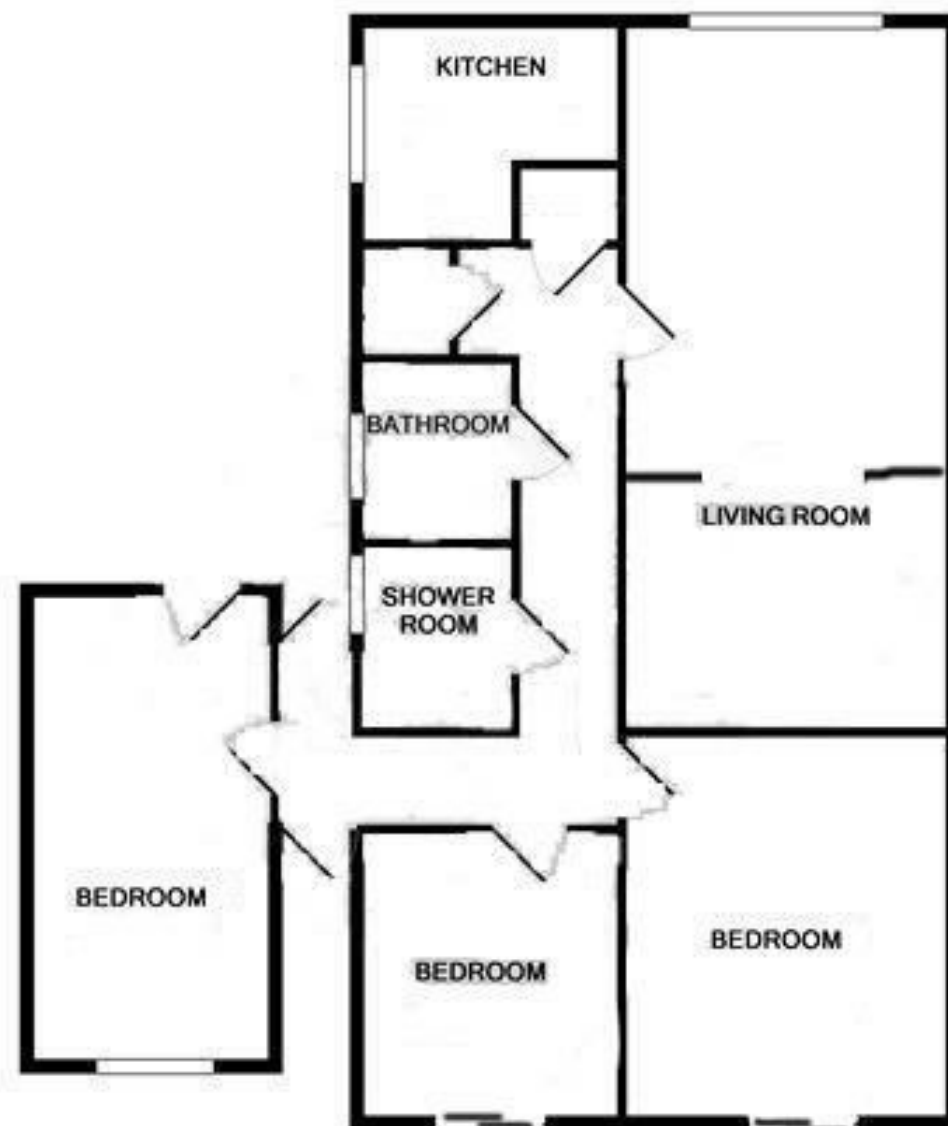
### **OFCOM BROADBAND AND MOBILE**

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






## FLOORPLAN



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 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.

## 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>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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**

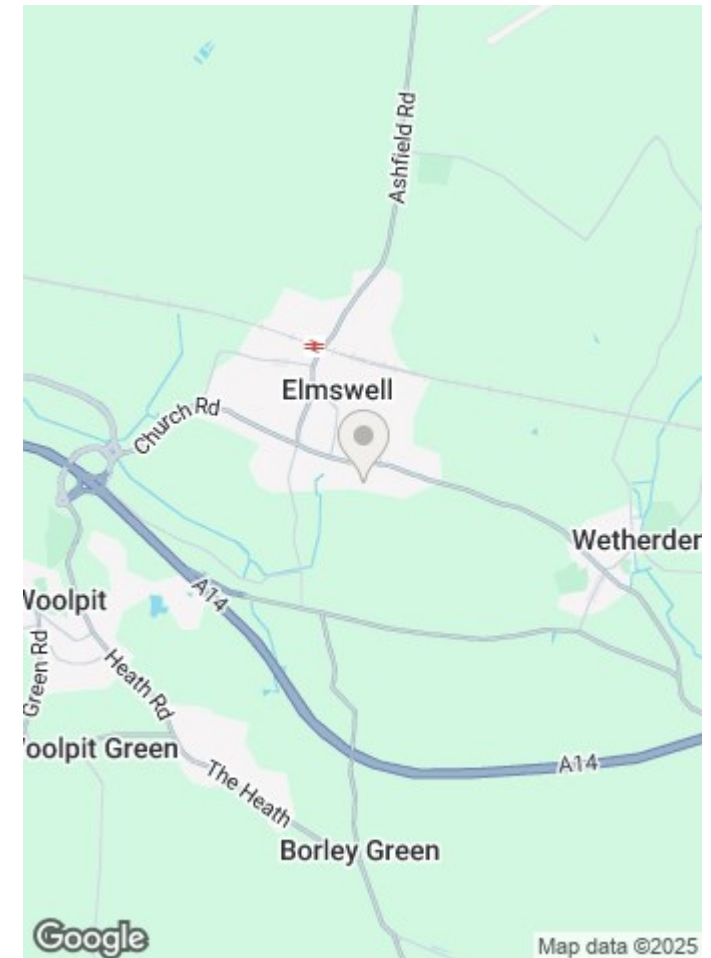
**Mobile: 07803 138 123**

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

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **ELMSWELL**
- **ENTRANCE HALL, STUDY/BEDROOM 3**
- **HALL**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM & SHOWER ROOM**
- **FRONT & SOUTH-FACING REAR GARDENS, EXTENSIVE PARKING, ELECTRIC HEATING, UPVC DOUBLE GLAZING**
- **CONVENIENT FOR CENTRE OF POPULAR WELL-SERVED VILLAGE, CLOSE TO STATION & A14, REQUIRES MODERNISING & REFURBISHMENT, NO CHAIN, 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.