



Hall Lane, Elmswell, Bury St. Edmunds, IP30 9JH

£250,000



## DRAFT DETAILS

Hall Lane, Elmswell, Bury St. Edmunds, IP30 9JH

£250,000

We are pleased to present: A spacious modern mid-terraced house, in popular, well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Hall, Lounge, Inner Lobby Area, Cloakroom, Kitchen/Dining Room, 3 Bedrooms - 1 En-Suite, Bathroom, Good Size Rear Garden, 2 Parking Spaces, VIEW ASAP.

## DESCRIPTION

This well presented property was built in 2018 by Taylor Wimpey, and presents with brick elevations and a tiled roof. It incorporates some additional upgrades and extras, which the current vendors added, including extra LED lighting in the Kitchen area, upgraded En-Suite shower, together with the provision of a larger patio area. 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 first-time buyers, a family, or investment purchaser. The current owners have found a new-build property, 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, then turn left into Hall Lane. Proceed along, around the right-hand bend and the left-hand bend, where the property is located set back, on the left, in the corner.

## ENTRANCE HALL

Approached via a composite part glazed panelled front door. Stairs to first floor, consumer unit, radiator.

## LOUNGE 14'0" X 12'1" MAX (4.27M X 3.68M MAX)

TV aerial, telephone point, radiator, UPVC window to front, glazed door to:

## INNER LOBBY AREA

Wood effect Amtico vinyl floor, built-in understairs storage cupboard.

## CLOAKROOM 6'0 X 3'4" (1.83M X 1.02M)

White suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, radiator, extractor fan.

## KITCHEN/DINING ROOM 15'5" X 9'3"+ LOBBY (4.70M X 2.82M+ LOBBY)

Range of cream 'Shaker' style base and wall mounted units, work surfaces and splashback upstands, inset 1 1/2 bowl stainless steel sink unit with mixer tap, inset gas hob with Zanussi stainless steel and glass cooker canopy over, built-in Zanussi electric double oven/grill, integrated dishwasher, integrated Zanussi washing machine, integrated Zanussi fridge/freezer, pull-out larder unit, concealed LED lighting, LED plinth lighting, pan drawers, wood effect Amtico vinyl floor, LED downlights, cupboard housing wall mounted gas combination boiler, extractor fan, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

## FIRST FLOOR LANDING

Loft access, radiator.

## BEDROOM 1 10'0" MAX X 9'2" + RECESS (3.05M MAX X 2.79M + RECESS)

Fitted double wardrobe, TV point, telephone point, radiator, UPVC window to front.

## EN-SUITE 5'8" X 5'6" (1.73M X 1.68M)

Modern white suite comprising tiled shower enclosure with Aqualisa shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to front.

## BEDROOM 2 10'9" X 8'7" (3.28M X 2.62M)

Radiator, UPVC window to rear.

## BEDROOM 3 11'6" MAX X 6'7" (3.51M MAX X 2.01M)

Radiator, UPVC window to rear.

## BATHROOM 6'7" X 5'8" (2.01M X 1.73M)

Modern white suite comprising P-shaped panelled bath with glazed screen, mixer tap and mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, chrome vertical radiator/towel rail, extractor fan.

## OUTSIDE

To the front there is a small border with inset shrubs, and a pathway to the front door. Immediately to the front of the property, there are two allocated block paved parking spaces. The good size SOUTH-EAST facing rear garden is enclosed by fencing, being laid principally to lawn with raised shingle bed, shingle border, generous paved patio area, and outside water tap. A path leads down the garden, where a gate provides pedestrian rear access to a path, which leads around to the front, suitable for bins access. At the end of the terrace, there is a pathway, giving easy access to the village centre, and its amenities, together with the railway station.





**AGENT'S NOTE:** As is common with many new developments, we understand that there is currently a maintenance charge of about £123.00 per annum, which covers upkeep of the development grounds, private driveways and play area.

**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.

#### **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**

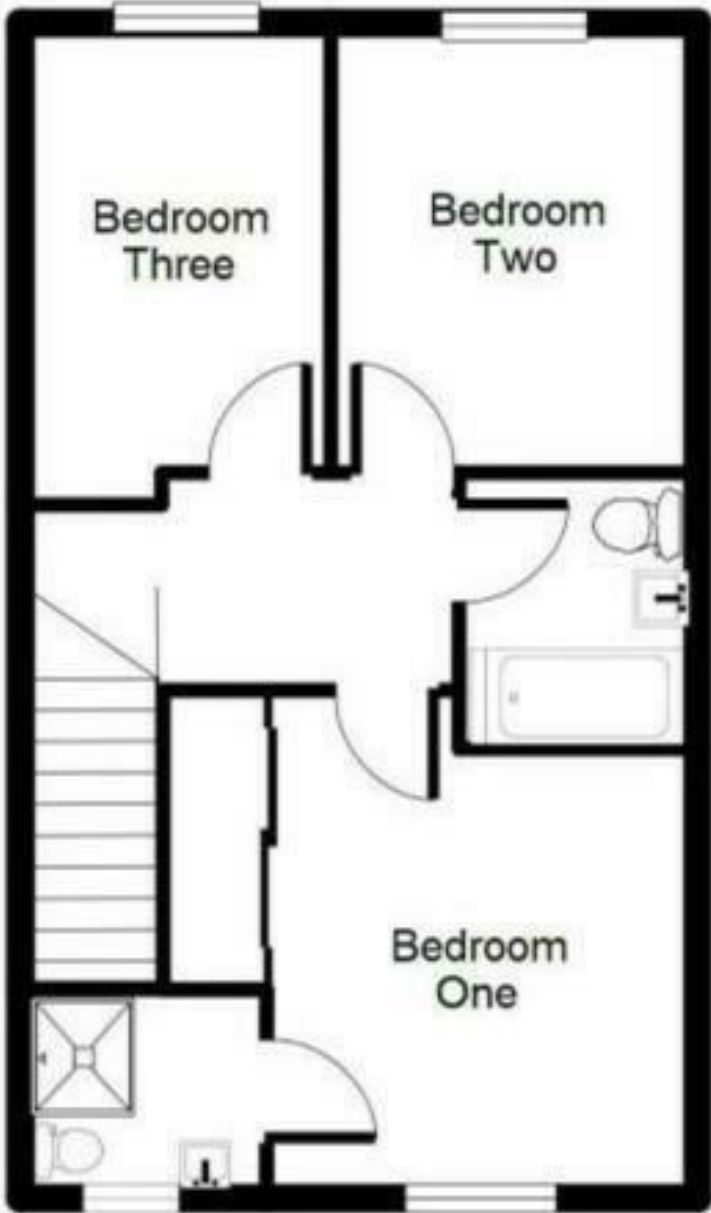
<https://checker.ofcom.org.uk/>








FLOORPLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	<b>85</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 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**

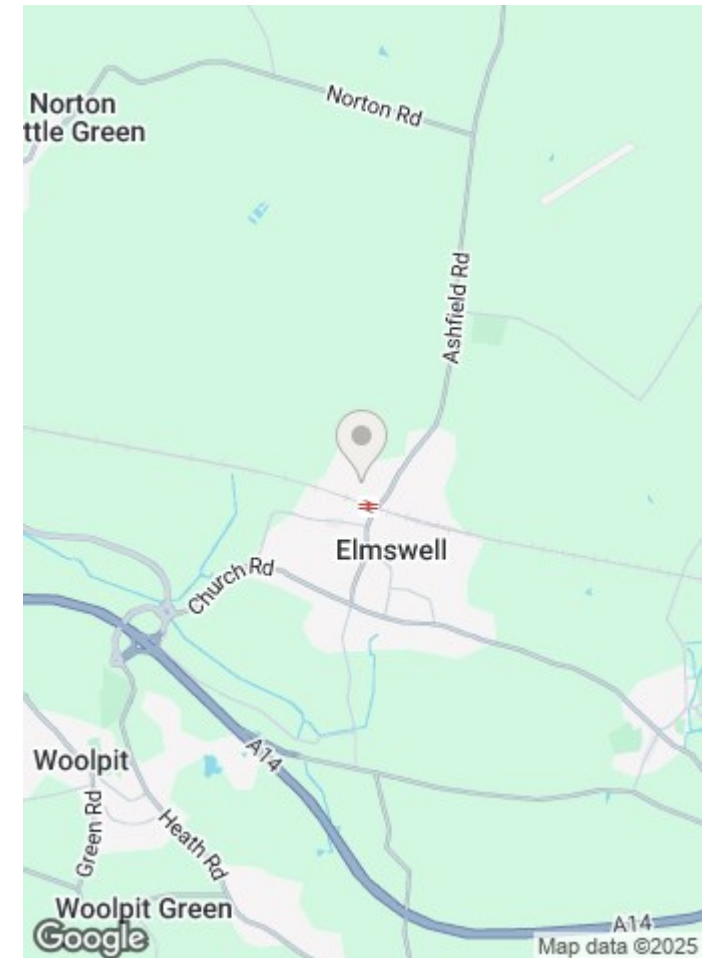
**Mobile: 07803 138 123**

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

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- ELMSWELL
- ENTRANCE HALL
- LOUNGE
- INNER LOBBY AREA
- CLOAKROOM
- KITCHEN/DINING ROOM
- 3 BEDROOMS - 1 EN-SUITE & FITTED WARDROBES
- BATHROOM
- 2 PARKING SPACES, FRONT & SOUTH-EAST FACING REAR GARDEN, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING
- POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, SPACIOUS ACCOMMODATION, BUILT IN 2018, REMAINDER OF 10 YEAR NHBC WARRANTY, FTB/FAMILY/INVESTMENT, VIEW ASAP



## VIEWING:

Strictly by appointment with Coakley & Theaker

**ZOOPLA** **rightmove** 



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.