



24 Crown Mill | Elmswell | Suffolk | IP30 9GF

Guide Price: £375,000

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24 Crown Mill, Elmswell, Suffolk, IP30 9GF

“A delightful four-bedroom detached family home occupying an enviable cul-de-sac position with attractive garden, single garage & being offered with no chain beyond.”

Description

A superb opportunity to acquire this well-presented four-bedroom family home enjoying a delightful ‘tucked away’ cul-de-sac position within this popular thriving Suffolk village.

The accommodation comprises: entrance hall, sitting room, dining room, kitchen, cloakroom, first floor landing, four bedrooms, family bathroom and en-suite to master bedroom.

The property offers easy flowing spacious family living and is attractively presented throughout. Further benefits include gas fired central heating, double glazing, well-proportioned bedrooms, stylish modern fitted family bathroom and being offered with no onward chain.

Outside to the front, a driveway provides off-road parking and access to the single garage. A side pedestrian gate allows access into the rear garden, which is mainly laid to lawn with patio and useful timber shed.

About the Area

Elmswell is a thriving Suffolk village offering a good range of local amenities to include a primary school, supermarket, shops, public houses and Parish Church. There is a branch line station within the village and a mainline station to London’s Liverpool Street at Stowmarket. The Cathedral town of Bury St Edmunds is located approximately 10 miles away and offers an excellent range of schooling, shopping and recreational facilities.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, radiator, coved ceiling, laminate flooring, door to garage and doors to:

Sitting Room Approx 18’3 x 11’9 (5.5m x 3.6m)

Bay window to front elevation, radiator, coved ceiling, feature fireplace with inset gas fire, laminate flooring and door to:

Dining Room Approx 11’4 x 8’9 (3.4m x 2.7m)

Sliding patio doors to rear garden, radiator, coved ceiling and door to:

Kitchen Approx 15’1 x 9’6 (4.6m x 2.9m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, built-in four ring gas hob with extractor fan over, built-in Belling electric oven under, space for dishwasher, space for washing machine, radiator, two windows to rear elevation, door back to entrance and part-glazed door to outside.

Cloakroom

Comprising low-level flushing w.c, wall-mounted hand wash





Ground Floor

First Floor

Approximate Gross Internal Area
1345 sq ft (125 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

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basin, frosted window to side elevation, tiled flooring, part-tiled walls and heated towel ladder.

First Floor Part-Galleried Landing

Access to loft, covered ceiling, radiator, frosted window to side elevation and built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors to:

Bedroom Approx 9'9 x 8'2 (3.0m x 2.5m)

Window to rear elevation and radiator.

Bedroom Approx 12'6 x 11'5 (3.8m x 3.5m)

Three windows to front elevation, radiator, range of mirror fronted wardrobes, further built-in wardrobe cupboard, covered ceiling and door to:

En-Suite Shower Room

Comprising shower cubicle, low-level flushing w.c, vanity sink unit with storage cupboards, heated towel ladder, part-tiled walls, frosted window to front elevation, extractor fan and ceiling down-lighters.

Family Bathroom

Modern fitted comprising panel bath, large fully tiled shower cubicle, low-level flushing w.c with concealed cistern, vanity sink unit, part-tiled walls, heated towel ladder, tiled flooring, shaver socket, frosted window to side elevation.

Bedroom Approx 13'1 x 8'9 (3.9m x 2.7m)

Window to rear elevation, built-in wardrobe, radiator, covered ceiling and laminate flooring.

Bedroom Approx 9'9 x 7' (3.0m x 2.1m)

Window to rear elevation, covered ceiling and radiator.

Outside

To the front of the property a driveway provides off-road parking and access to the single garage. The remainder of the garden is laid to lawn with a side pedestrian gate allowing access into the rear garden.

The attractive rear garden is neatly tended and mainly laid to lawn with two patio areas, an outside tap and useful timber shed.

Garage Approx 16'5 x 8'1 (5.0m x 2.4m)

Fitted with an up and over door, housing for gas fired boiler, power and light.





Energy performance certificate (EPC)

24, Crown Mill
Elmswell
BURY ST. EDMUNDS
IP30 9GF

Energy rating
D

Valid until: 7 December 2025
Certificate number: 8165-7922-1299-9838-2902

Property type Detached house

Total floor area 119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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