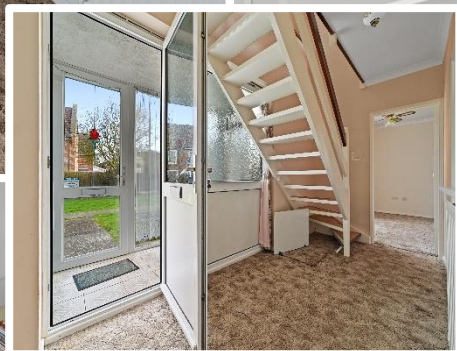




**15 Pightle Close
Elmswell, Suffolk**

**DAVID
Burr**



15 Pightle Close, Elmswell, Bury St Edmunds, Suffolk, IP30 9EJ

Elmswell is a thriving Suffolk village with a strong sense of community and wide-ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles away and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

A four-bedroom detached family house enjoying an excellent cul-de-sac position located in a highly desirable Suffolk village and only a short distance from all of its amenities on offer. 15 Pightle Close is fair to say does require a degree of updating, however offers generous versatile accommodation to both floors and benefits from a wonderful sun room addition that is ideally placed to enjoy the superb expansive west facing rear garden. This delightful property is further enhanced by off street parking for numerous vehicles and a garage with electric roll door and adjoining workshop. **NO ONWARD CHAIN.**

A four-bedroom detached family house with an extensive west facing garden approaching 0.2 acres and offering off street parking for multiple vehicles. No onward chain.

Entrance door opening through to;

ENTRANCE PORCH: A welcoming area with further entrance door opening to;

HALLWAY: An inviting space with staircase rising to first floor. Doors to;

LOUNGE: 16'2 x 12' (4.9m x 3.6m). A charming room with electric fireplace creating the main focal point of this area. Double aspect. Door to;

DINING ROOM: 10'4 x 9'7 (3.1m x 2.9m). A versatile space which could serve as a multiple of uses if so required and offering wonderful Parquet flooring. Sliding doors opening through to the expansive sun room/conservatory.

SUN ROOM/CONSERVATORY: 33'1 x 9' (10m x 2.7m). A substantial area that again offers itself to a multiple of uses whilst enjoying views of the wonderful garden beyond. Two separate external doors both opening to the terrace area that has been designed for entertaining and al fresco dining.

KITCHEN: 10'7 x 9'7 (3.2m x 2.9m). Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further integrated appliances include built-in oven, four ring electric hob under an extractor hood. Spaces for washing machine, dishwasher and fridge/freezer. Side door opening through to;

UTILITY/BOOT ROOM AREA: Divided into two distinctive spaces with the boot room 7'8 x 6'2 (2.3m x 1.8m) acting as a lobby from the kitchen with external door to the gardens and a stable door opening to a utility area 6'5 x 4'8 (1.9m x 1.4m) with base units and work preparation surface. Tiled flooring.

CLOAKROOM: Suite comprising W.C, and wash hand basin with vanity shelf. The boiler is located in here.

First floor

LANDING: A bright area with front aspect. Built-in airing cupboard. Doors to;

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BEDROOM 1: 12' x 10'6 (3.6m x 3.2m). Being a generous size and offering double wardrobes with rear aspect and views of the garden.

BEDROOM 2: 10'5 x 10'3 (3.2m x 3.1m). Again, offering a rear aspect with views of the garden. Built-in wardrobe.

BEDROOM 3: 10'6 x 7'7 (3.2m x 2.3m). With built-in wardrobe. Rear aspect.

BEDROOM 4: 13' x 7'1 (3.9m x 2.1m). Front aspect.

BATHROOM: 7' x 6'8 (2.1m x 2m). Fitted with a corner panelled bath having electric shower over and a part tiled surround, wash hand basin and W.C. Tiled flooring.

Outside

The front of the property is accessed only via a pedestrian pathway which in turn leads to the property and the path is being flanked by lawn. Side gate giving access through to the grounds.

The west facing rear grounds are genuinely impressive and are believed to measure approximately 0.2 acres that consist of predominantly a lawn area with attractive feature pond. A terrace area immediately abuts the rear of the property as previously mentioned and designed to enjoy warm summer afternoons and evenings. To the rear of the grounds there are double gates that open to the driveway which continues into the rear garden allowing off street parking for multiple vehicles and also to the rear is the **GARAGE** 18' x 8'5 (5.4m x 2.5m) with adjoining workshop 10' x 9' (3m x 2.7m) and car port. The garage has electric roll door and both the garage and workshop have power and light connected.

AGENTS NOTE:

- The Vendors have made us aware that the Parquet flooring extends to the Lounge and Hallway too although this is currently concealed by carpet.
- The Vendors have said the chimney in the Lounge is fully functioning although there is currently an electric fire in situ.

SERVICES: Mains water, drainage and electricity are connected. Economy Tariff electric central heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

EPC RATING: E

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

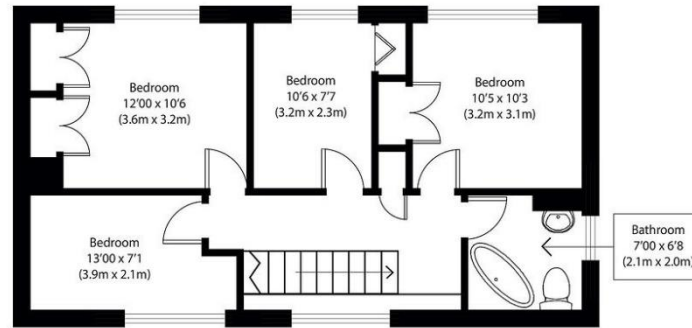
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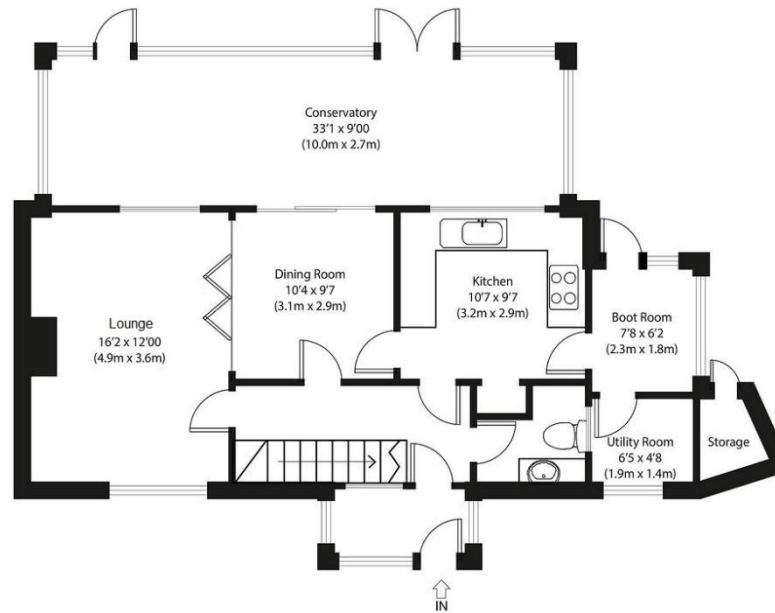
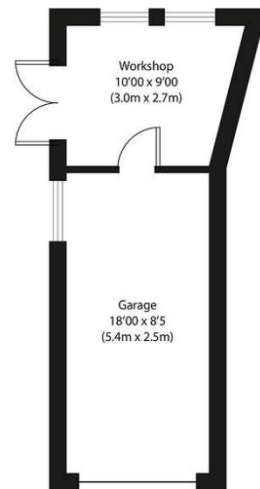
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Approximate Gross Internal Area
1605 sq ft (Excluding Outbuilding) (149 sq m)

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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.pightle.co.uk



First Floor



Ground Floor

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