



**21 Gardeners Walk
Elmswell, Suffolk**

**DAVID
BURR**



21 Gardeners Walk, Elmswell, Bury St Edmunds, Suffolk, IP30 9ET

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 splendid four-bedroom detached family house that occupies an enviable cul-de-sac position in this highly regarded Suffolk village and only a short distance from all amenities on offer. 21 Gardeners Walk has been maintained and is presented to an excellent order throughout whilst benefitting from substantial accommodation to both floors and boasting generous grounds that incorporate off street parking, electric car charging point and a detached garage.

An excellent four-bedroom detached family house offering generous accommodation to both floors and located in an enviable cul-de-sac position.

Entrance door opening through to;

ENTRANCE HALLWAY: A large welcoming area with staircase rising to first floor having understairs storage cupboard. Doors to;

SITTING ROOM: 20'2 x 12'9 (6.1m x 3.9m). A wonderful double aspect room having fireplace with inset wood burning stove set upon a pamment tiled hearth with bressummer beam that creates the focal point of this charming room.

FAMILY ROOM/STUDY/SNUG: 11'5 x 8'4 (3.5m x 2.5m) A superb versatile room that would lend itself to a multiple of uses if so required but currently is occupied as a home office by the present owners and offering front aspect.

KITCHEN/DINING ROOM: Cleverly designed into two distinctive areas with the **KITCHEN AREA:** 11'5 x 11'1 (3.5m x 3.3m) fitted with an extensive range of matching wall and base units under quartz work preparation surfaces that incorporates a 1½ bowl sink unit with bevelled single drainer and mixer tap. Further integrated appliances include double oven and four ring gas hob with extractor hood over, full height built-in

fridge and dishwasher. The kitchen area offers rear aspect to the grounds, door to the utility room and has tiled flooring that leads through to the designated dining room. The **DINING ROOM:** 10'6 x 10'5 (3.2m x 3.2m) has rear aspect with double doors opening to the terrace allowing one the opportunity to enjoy al fresco dining.

UTILITY: 7'9 x 5'3 (2.4m x 1.6m) Fitted with wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Spaces for freestanding fridge freezer and a washing machine. The boiler is located in this area. External side door giving access to the grounds.

CLOAKROOM: Having pedestal wash hand basin with mixer tap and W.C. Heated towel rail.

First floor

LANDING: An inviting area with built-in airing cupboard. Doors to;

BEDROOM 1: 14'2 x 11'5 (4.3m x 3.5m) Being of an excellent size and offering front aspect. Large walk-in wardrobe. Further door opening to;

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EN SUITE: 8'1 x 4' (2.4m x 1.2m). Fitted with a shower cubicle with part tiled surround, pedestal wash hand basin and W.C.

BEDROOM 2: 16'4 x 8'8 (5m x 2.6m) Having rear aspect and built-in double wardrobe.

BEDROOM 3: 12'7 x 8'8 (3.8m x 2.6m). Again a splendid size and offering front aspect.

BEDROOM 4: 11'2 x 9'4 (3.4m x 2.8m). With rear aspect. Built-in wardrobe.

BATHROOM: 10'2 x 6'5 (3.1m x 1.9m). Having panelled bath with mixer tap and shower attachment and part tiled surround, separate double shower cubicle, pedestal wash hand basin and W.C.

Outside

The property is approached by a footpath to the front of the property that is flanked by predominantly lawn area. To the side of the property is a well-placed driveway which in turn has a gate leading to the grounds and continues to the garage. The **GARAGE:** 17'5 x 9' (5.3m x 2.7m) has an up and over door, power and light connected and personnel side door leading to the rear garden. There is an electric car charging point on the driveway.

The rear garden is a generous size and currently has a large terrace area immediately abutting the rear of the property that is ideally placed to enjoy entertaining and warm summer afternoons with the remainder predominately being laid to lawn with a variety of flowering beds to the rear of the garden. To the centre of the garden is a raised flower bed.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

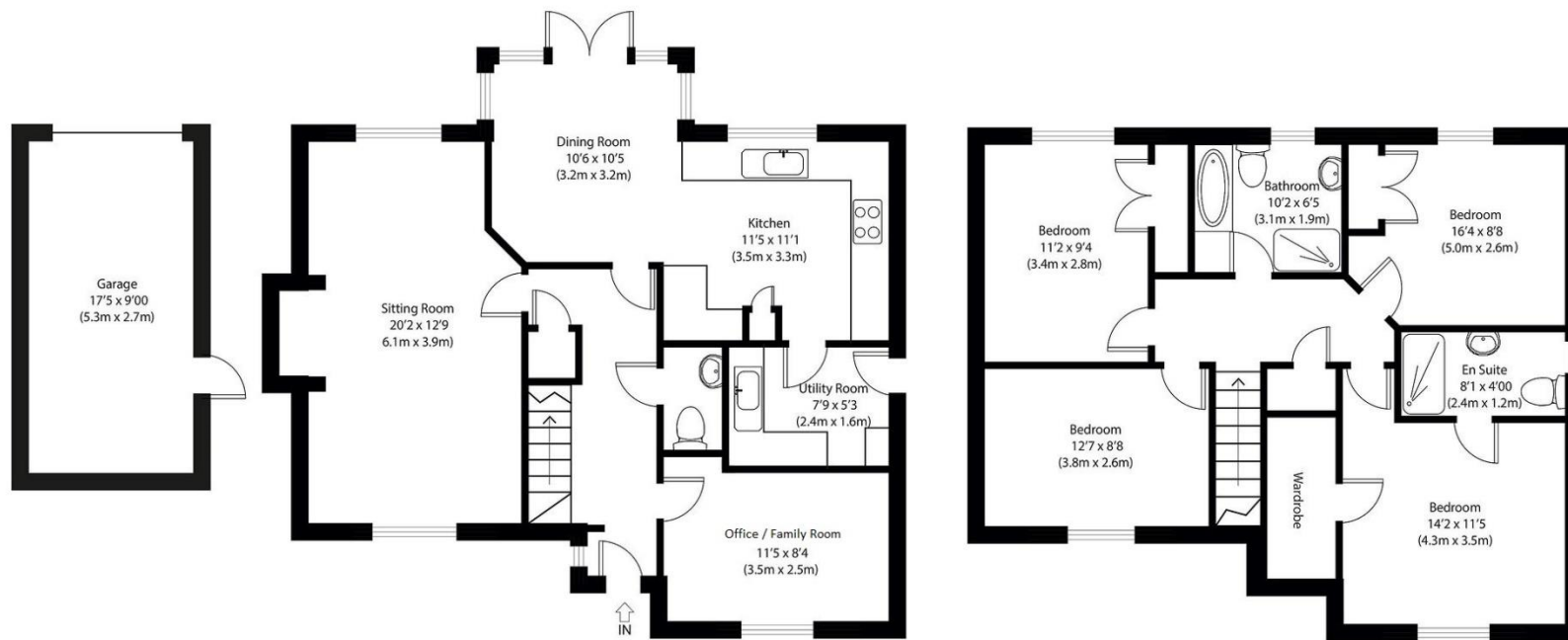
EPC RATING: C

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor

First Floor



Approximate Gross Internal Area
Main House 1485 sq ft (138 sq m)
Garage 160 sq ft (15 sq m)
Total 1645 sq ft (153 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.ojphoto.co.uk



