



Spinnakers
Elmswell, Suffolk

**DAVID
BURR**



Spinnakers, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ

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 truly fantastic family home having undergone total transformation by the current owners to provide bespoke family accommodation in a stunning location with unrivalled Suffolk countryside views. The property features underfloor heating to the ground floor, Triple glazing to most window and double glazing to the remainder, plantation style window shutters, bespoke Neptune fitted kitchen, wonderful garden room with ceiling lantern window, glazed sun lounge with fully sliding rear and side glass screens, landscaped gardens and open cart lodge. Spinnakers further benefits from CAT6 wiring, electric vehicle charging point and air conditioning to principal bedrooms.

An impressive family home presented to the highest of standards throughout with meticulous attention to detail combined with beautiful gardens, countryside views and beautiful sunsets.

Front glazed entrance door and matching windows to side to:

FRONT ENTRANCE LOBBY: With natural stone flooring that further opens into;

LARGE RECEPTION HALL: With further natural stone flooring and underfloor heating. Double cloaks cupboard. Further single storage cupboard. Full height picture window to front ensuring this area benefits from good natural light.

WET ROOM: Walk in shower with antique rain head shower and shower attachment, vanity sink unit, W.C. Tiled floors and walls. Window to front.

KITCHEN/BREAKFAST ROOM: An outstanding area with double aspect, large picture window to front with plantation style window shutters and bi-fold glazed doors opening directly into the glass sun lounge. Bespoke Neptune fitted kitchen featuring contrasting Driftwood and Walnut painted units and matching large central island unit having natural quartz

worktops with integrated double sink unit and Quooker 3-in-1 boiling water tap. Integrated appliances include dishwasher and wine cooler. Natural stone flooring with underfloor heating. Ceiling downlights and featured triple pendant lights over the central island. Leading off from the kitchen is the;

UTILITY ROOM: With window to front aspect. Matching Neptune shaker style kitchen units with solid oak worktop and inset ceramic butler sink with mixer tap and flexible rinsing tap. Space and plumbing for washing machine and tumble dryer. Natural stone flooring with underfloor heating. Built-in American style Hisense stainless steel fridge with a chiller drawer and freezer drawer below.

SITTING ROOM: A wonderful well-proportioned room being ideal for entertaining with glazed French doors leading directly out to the garden room, further large window to side aspect. Solid oak staircase to first floor. Underfloor heating. Recessed wall area for mounting large screen television. This room flows seamlessly through to the;

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GARDEN ROOM: Large lantern skylight to ceiling and further window to side. Bi-folding glazed doors opening directly onto the garden. Underfloor heating. Ceiling downlights.

GLAZED SUN LOUNGE: Leading directly from the kitchen/breakfast and featuring a modern contemporary design with fully sliding glazed screens to rear and side and pivoting opening roof louvres to ensure good ventilation during the warmer months. Wall mounted electric heaters and audio speakers. Ceiling lights.

MASTER BEDROOM: A very generous double bedroom situated to the rear of the property with a range of bespoke built-in wardrobes. Underfloor heating. Large glazed exterior door and side windows with plantation style window shutters giving access to the rear garden terrace and gazebo. Air conditioning. Door to; **EN SUITE SHOWER ROOM:** Bespoke suite comprising large shower cubicle with rain shower head and hand-held shower attachment, beautiful vanity storage cupboard and drawer unit with ornate marble top and matching upstand, twin inset sink units and W.C. Fully tiled flooring. Large luminated anti-mist wall mirror. Contemporary vertical towel radiator. Window to rear aspect.

BEDROOM: A double bedroom with window to side aspect. Built-in fitted corner wardrobes. Radiator, Ethernet and television points.

BEDROOM: A further double bedroom with window to side aspect. Ceiling downlights. Radiator, Ethernet and television points.

BEDROOM: Window to side aspect. Another double bedroom with double built-in wardrobes. Radiator, Ethernet and television points. Ceiling downlights.

FAMILY BATHROOM: Completely remodelled suite featuring a bespoke designed panelled bath with rain head shower and hand shower attachment over bath, large vanity cupboard and drawer unit with wash hand

basin and chrome mixer tap and part concealed W.C. Chrome towel radiator. Fully tiled flooring with underfloor heating. Tiling to shower walls. Ceiling downlights.

First floor

LANDING: With Velux window to rear aspect. Single storage cupboard and further walk-in storage cupboard with light and power.

BEDROOM: A beautifully appointed large double bedroom featuring a Velux balcony and further Velux window to rear. Air conditioning. Storage cupboard. Ethernet and television points. Ceiling downlights. Door to; **EN SUITE SHOWER ROOM:** Shower cubicle with rain head shower head and hand-held shower attachment, W.C. and designer vanity sink unit with wall mounted taps. Velux window to rear aspect. Tiled floors with underfloor heating. Tiled shower cubicle. Towel radiator. Ceiling downlights.

DRESSING ROOM/OFFICE: A versatile room with a range of fitted wardrobes and shelving unit. Fitted work station/desk with drawers. Radiator. Ceiling spotlights.

Outside

The property is set well back from the road and is approached through double wrought iron entrance gates onto a gravelled driveway with well stocked borders to side before opening further onto a block paved private parking area featuring a slate side border and **OPEN CARTLODGE** with secure storage unit to the rear. Electric Vehicle charging point. Twin side gates giving access to the rear garden.

The rear gardens are extensively landscaped and feature a flag paved terrace area immediately to the rear of the property with metal framed gazebo with retractable curtains to the rear and side and opening roof louvres. The rear garden offers a west facing aspect with truly remarkable open countryside views and beautiful sunsets. There is a large central lawn area with

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extensive gravelled terrace, well stocked raised border, further composite decked terrace to enjoy the views, secluded lighting to enjoy as the sun sets and this is extended throughout the exterior of the house. Shed located to the side of the property.

SERVICES: Mains water, drainage and electricity are connected. Main ground underfloor heating is run by gas boilers/water, family bathroom and first floor en-suite have electric underfloor mats. **NOTE:** None of these services have been tested by the agent.

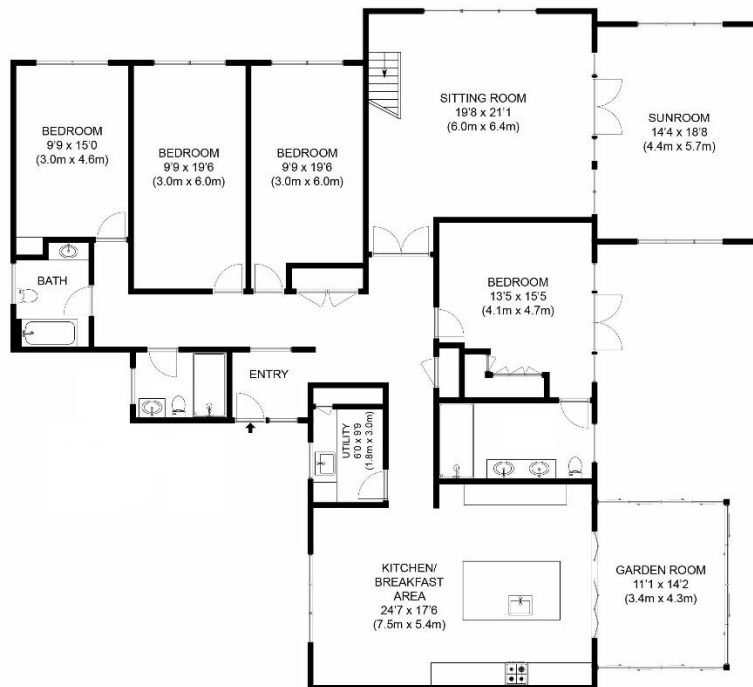
LOCAL AUTHORITY: Mid Suffolk District Council. Band F

EPC Rating: C

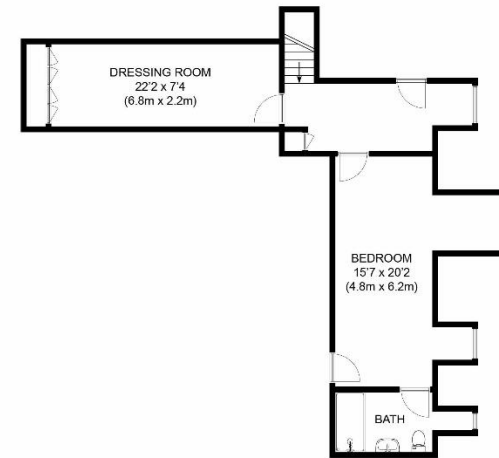
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area
3175 sq ft (295 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 necessary verifications. copyright www.davidburr.co.uk



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