



Anselmo
Elmswell, Suffolk

**DAVID
BURR**

Anselmo, Station Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HD

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 two-bedroom single storey detached dwelling occupying a central position within the popular Suffolk village of Elmswell and being only a short distance to all of its amenities on offer. Anselmo it is fair to say does require a degree of updating throughout, however does benefit from two generous bedrooms and a substantial sitting/dining room. The property is further enhanced by off street parking for multiple vehicles and is being offered with no onward chain.

A two-bedroom detached bungalow in need of some updating in a well-served and popular village and with no onward chain.

Entrance door through to:

ENTRANCE PORCH: A useful space with further door opening to;

ENTRANCE HALL: Having built-in storage cupboard. Door to;

SITTING/DINING ROOM: An excellent open plan space with rear aspect and Velux window allowing natural light to flood into the property. Double doors opening to the rear grounds. Further opening to kitchen.

KITCHEN: Fitted with an extensive range of matching wall and base units under work preparation surfaces with sink unit having single drainer and mixer tap. Further integrated appliances include eye level Zanussi double oven, four ring electric hob with extractor hood over and fridge freezer. Space for washing machine. External door giving side access.

BEDROOM 1: In need of modernisation but offering double aspect.

BEDROOM 2: Again, in need of refurbishment but having double aspect.

BATHROOM: Fitted with panelled bath having shower over and part tiled surround, W.C. and wash hand basin.

Outside

The front of the property is predominantly driveway that affords off street parking for numerous vehicles. Established tree and well stocked flowering shrub borders. Full height side gate that gives access to the rear. Terrace area to the side which continues round to the rear where there is a combination of lawned area and shrub borders.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

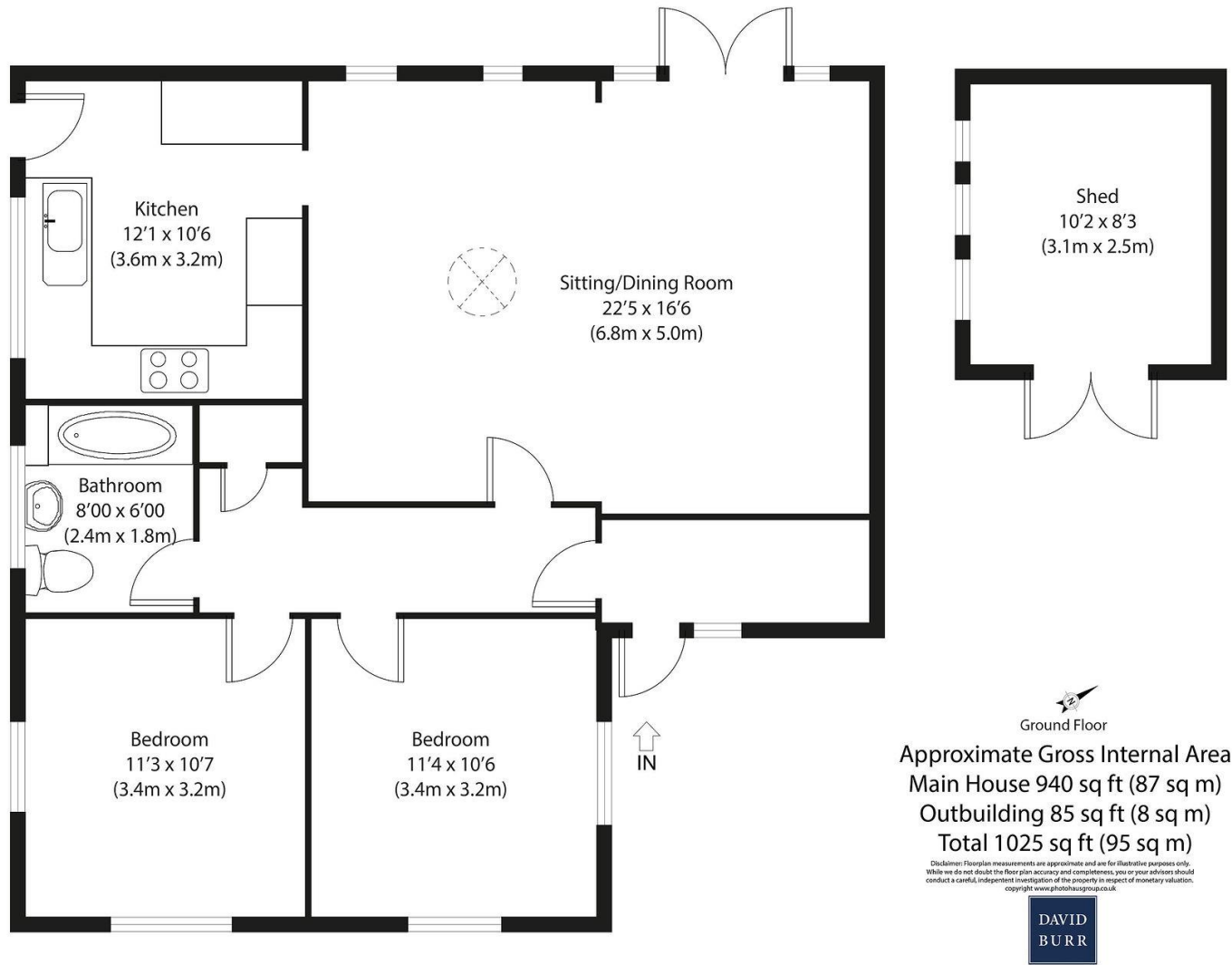
EPC Rating: D

BROADBAND AND 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.

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Approximate Gross Internal Area
Main House 940 sq ft (87 sq m)
Outbuilding 85 sq ft (8 sq m)
Total 1025 sq ft (95 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.photohausgroup.co.uk



