



**Freedom Road
Elmswell, Suffolk.**

**DAVID
BURR**



23 Freedom Road, Elmswell, IP30 9YT

Elmswell is one of Suffolk's best-served and most accessible villages, offering a rare blend of rural charm and modern convenience. With a thriving community, the village benefits from a mainline railway station with direct links to Bury St Edmunds, Stowmarket and Ipswich, as well as easy access to the A14 for commuters heading further afield. Local amenities include a supermarket, post office, primary school, GP surgery, pubs and cafes, along with a strong sense of community reflected in its local clubs, events and facilities. The surrounding countryside offers endless opportunities for walking, cycling and exploring, while the historic market towns of Bury St Edmunds and Stowmarket are both within a short drive, providing a wider selection of shopping, dining, and cultural attractions.

This Four-bedroom detached family house is set within the well-served village of Elmswell. Only a few years old, the property offers well-balanced accommodation arranged over two floors, providing a practical layout ideal for family living. The ground floor includes a spacious kitchen/dining room, utility room and cloakroom, while the first floor offers three bedrooms, a study, and two bath/shower rooms. Outside, the property benefits from a generous rear garden, garage and driveway providing off-street parking.

A modern detached house offering well-appointed accommodation, located only a short distance from the amenities of this well-served Suffolk village

ENTRANCE HALL: A excellent welcoming area with stairs rising to the first floor and having storage cupboard beneath. A large built-in cupboard, and doors leading to:

SITTING ROOM: A splendid room featuring an attractive bay window to the front aspect with shutter blinds and a built-in electric fireplace creating the main focal point of the room.

CLOAKROOM: Fitted with a low-level WC and wash hand basin.

KITCHEN/DINING ROOM: A generous open-plan space ideal for everyday family life and entertaining. The kitchen area is fitted with a range of modern wall and base units complemented by work surfaces and integrated appliances including eye level oven and grill. There is ample space for a dining table and chairs, with French style doors opening directly onto the rear terrace and garden.

UTILITY ROOM: With plumbing for laundry appliances, additional storage, and a door providing access to the side of the property

FIRST FLOOR:

LANDING: Again, another excellent space providing access to all bedrooms and the bathroom, with a built-in airing cupboard.

BEDROOM ONE: A double bedroom with front aspect benefitting from a built-in wardrobe and access to a:
En-Suite Shower Room fitted with a shower enclosure, WC, and wash hand basin.

BEDROOM TWO: A further double bedroom with window to the rear aspect.

BEDROOM THREE: A comfortable bedroom or home office.

BEDROOM FOUR: Providing flexibility for use as a home office, dressing room, or nursery.

BATHROOM: Fitted with a panelled bath, WC, and wash hand basin.

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Outside

The property enjoys a driveway to the side, providing off-street parking and leading to a garage with up-and-over door, power and lighting connected, and a personal side door giving access to the garden.

The rear garden is of a generous size, mainly laid to lawn, with a terrace area abutting the rear of the house, ideal for outdoor dining and entertaining. A side gate provides access to the driveway.

SERVICES: Mains water, electric and drainage. Gas central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E.

EPC RATING: B

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 whatsoever 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.



TOTAL: 1569 sq. ft, 146 m2

1st floor: 928 sq. ft, 86 m2, 2nd floor: 641 sq. ft, 60 m2

EXCLUDED AREAS: GARAGE: 220 sq. ft, 20 m2, UTILITY: 30 sq. ft, 3 m2, WALLS: 137 sq. ft, 13 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcpp.

