THE
Mortimer
& Gausden
PARTNERSHIP

6 Lancastrian Close, Elmswell,
Bury St. Edmunds, Suffolk, IP30 9ZG

Guide Price
£340,000

Detached Bungalow In Superb Village Setting, Built In 2023

This immaculately presented detached bungalow was built in 2023 by Bloor Homes and was purchased with a number of specification upgrades and benefits from gas-fired central heating and excellent energy efficiency.

The well-planned accommodation includes a welcoming entrance hall, a smart kitchen/dining room, a lovely sitting room, 2 good-sized bedrooms, an en suite shower room and a separate bathroom.

The property is just a short walk from the centre of Elmswell, a well-served village with an extensive range of amenities. Elmswell is also particularly well placed for access to the A14, being around 7 miles from Stowmarket, which has a mainline rail link to London and around 9 miles from the thriving market town of Bury St Edmunds.

Occupying a pleasant position at the end of a private cul-de-sac, the bungalow enjoys a surprisingly private rear garden, open plan front gardens, ample parking and a large single garage. With no through traffic, the setting is both peaceful and convenient.

- Beautifully presented modern detached bungalow
- CHAIN FREE, Built in 2023 by Bloor Homes
- Upgraded specification, balance of NHBC warranty
- Entrance hall with storage and utility cupboard
- Stylish kitchen/dining room, sitting room
- 2 Good sized bedrooms, en suite & bathroom
- Private gardens, ample parking and large garage
- Gas heating, uPVC glazing, Solar panels, EV Charger

The property benefits from gas-fired central heating, uPVC sealed unit glazing, solar panels and an EV Charging Point. In more detail:

The spacious entrance hall has a built-in storage cupboard and a large utility cupboard with ample shelving and appliance space. The kitchen/dining room is particularly well-appointed and fitted with a stylish range of units. Appliances include a built-in dishwasher, oven, hob and fridge freezer. There is space for a dining table, making this a very sociable room, and French doors open directly onto the rear garden.

The sitting room is another lovely light room enjoying views over the gardens, with French doors opening onto the outside space and providing the perfect spot for relaxing or entertaining.

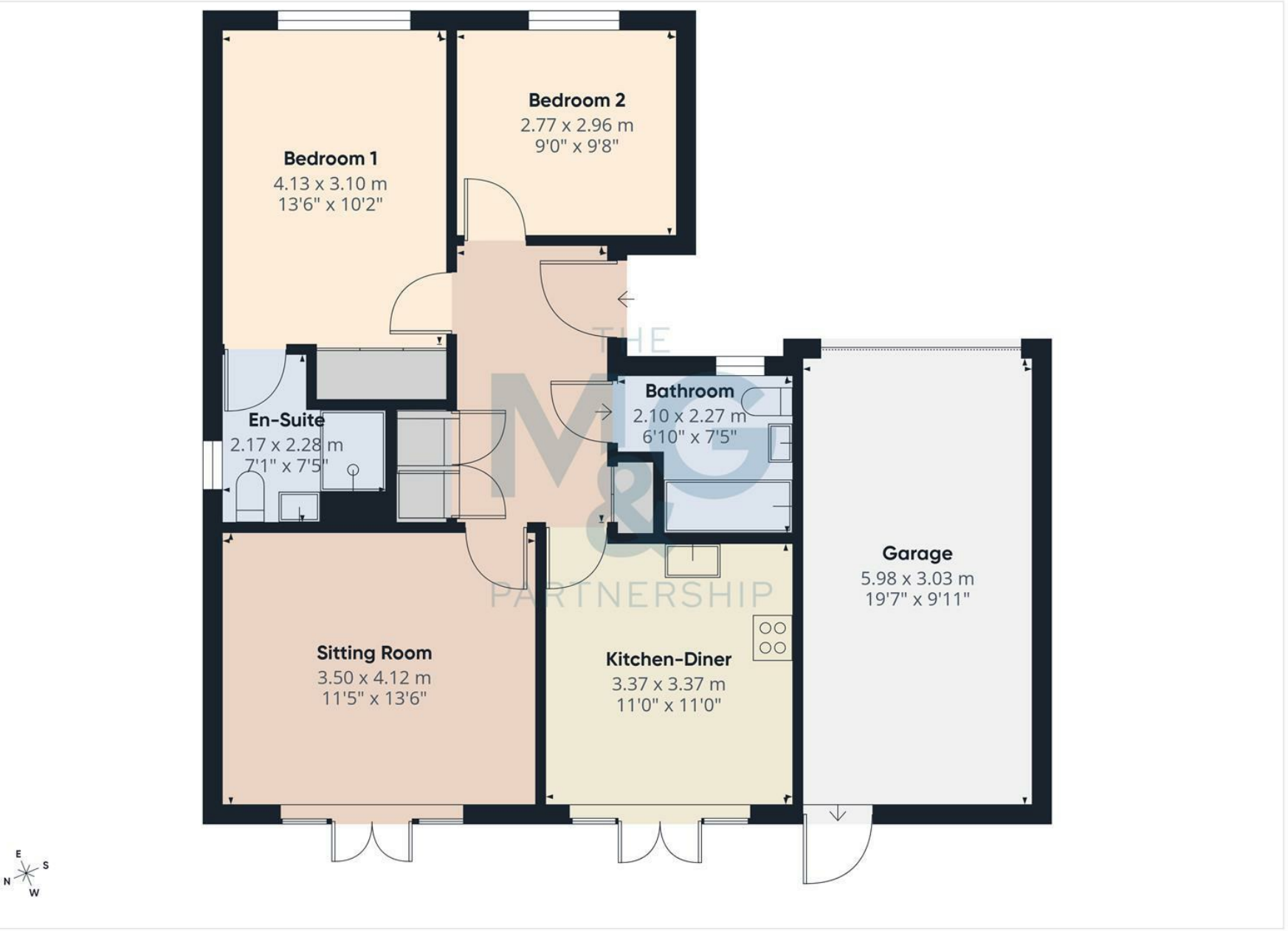
The main bedroom is a comfortable double room and includes a smart en suite shower room. Bedroom 2 is again of a good size and would work equally well as a guest room, dressing room or study if required. The bathroom is finished in a modern style and serves the remaining accommodation.

Outside
The bungalow occupies a tucked away position at the end of a private cul-de-sac with no through traffic. To the front are open plan gardens, together with ample parking, an EV Charger and access to a large single garage, with electric up-and-over door. A side pedestrian access leads to the rear garden.

The rear gardens are a particularly attractive feature of the property, being surprisingly private for a modern development and providing an excellent space in which to sit out and enjoy the setting. The professionally landscaped gardens include a useful garden shed, young specimen trees, a patio and an outside tap.

Agents Note: As is common with all modern developments, there is an annual service charge for the maintenance of communal areas. This was set at £212 for 2026

COUNCIL TAX - BAND C
COUNCIL - Mid Suffolk
EPC - B
SERVICES - Mains water, electric, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///reader.copies.enchanted



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526