THE
Mortimer
& Gausden
PARTNERSHIP

10 Crown Mill, Elmswell,
Bury St. Edmunds, IP30 9GF

Guide Price
£348,000

Thriving well-served Suffolk village

Offered for sale CHAIN FREE this attractive modern detached house is located in the particularly well served village of Elmswell and in our opinion makes a superb home for a growing family.

Providing well proportioned accommodation the property benefits from gas central heating, Upvc sealed unit double glazed windows, off road parking and a garage.

The property is located on an established residential development within walking distance of the local primary school. Elmswell is a thriving and well served Suffolk village offering an excellent range of facilities which include shops, post office, primary school, village hall, public house and church. For those needing to commute there is a rail station in the village and the A14 provides excellent links to Cambridge, Ipswich and London/Stansted Airport via the M11.

- Attractive modern detached family home
- Cloakroom, fitted kitchen, dining room
- Sitting room with bay window
- Master bedroom with ensuite
- 3 further good sized bedrooms
- Sealed unit double glazing
- Gas fired central heating
- Off road parking and garage
- NO UPWARD CHAIN

This attractive detached home offers an ideal family living environment, with a well-proportioned and thoughtfully arranged layout.

On the ground floor, the entrance hall leads to a convenient cloakroom and a spacious sitting room, featuring a bay window to the front. Double opening glazed doors connect the sitting room to a separate dining room, which enjoys patio doors opening onto the rear garden and provides access to the kitchen. The modern fitted kitchen is both stylish and practical, offering ample cupboard storage and generous worktop space. It is equipped with an integrated oven, gas hob, and extractor fan. A door leads to the integral garage, while another provides direct access to the outside.

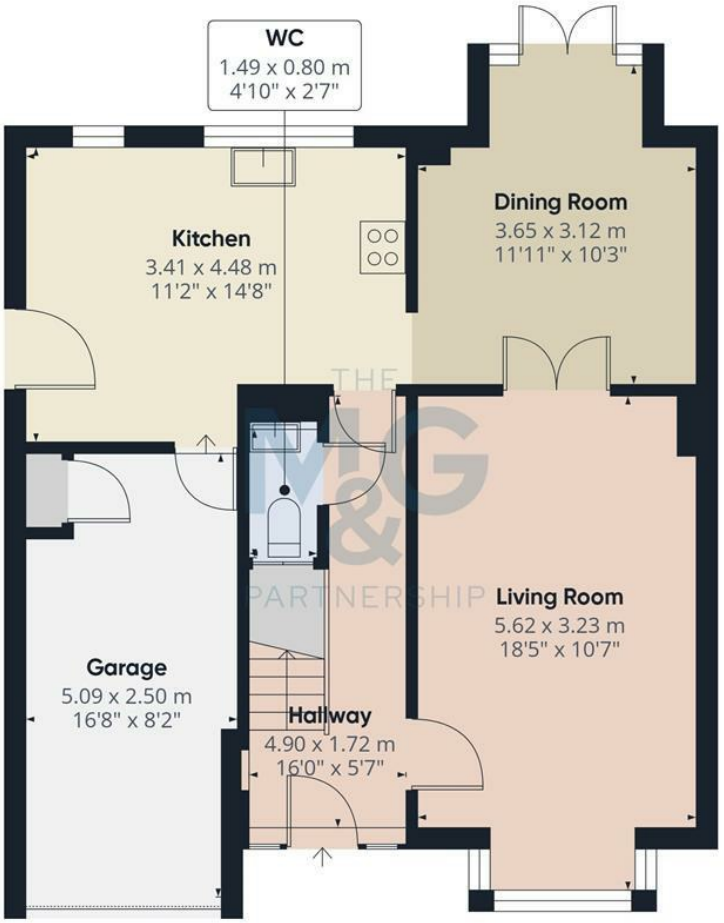
Upstairs, the master bedroom benefits from built-in wardrobes and an en-suite shower room. There are three further well-sized bedrooms, with bedrooms two and four also featuring built-in wardrobes. The family bathroom offers both a bath and a separate shower.

The property further benefits from sealed unit double glazing and gas-fired central heating. For those seeking additional space, there is potential, subject to the necessary consents/regulations, to convert the garage into further living accommodation.

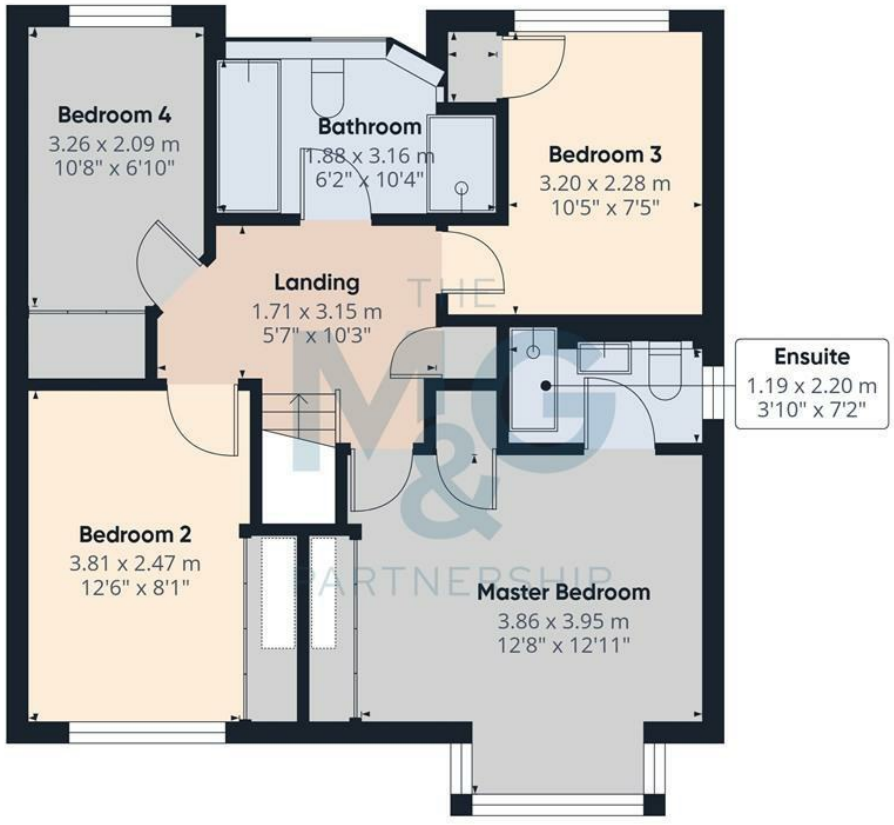
AGENTS NOTE: Please be advised that the rear garden backs onto a railway line.

Outside:
To the front, a driveway provides ample off-road parking and access to the garage, which is equipped with power and lighting. The rear garden is mainly laid to lawn, and there is a good-sized patio. The garden is fully enclosed by fencing, with a side gate providing access to the front.

Agent Notes:
EPC - C
Council Tax - E (Mid Suffolk)
All mains services connected
What3Words: ///amazed.towers.lungs
Broadband - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely



Floor 0



Floor 1

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