Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Warren Cottage Warren Lane, Elmswell,
Bury St. Edmunds, Suffolk, IP30 9DT

Offers In Excess Of
£425,000

A fantastic family home occupying a popular and well-served village setting

If you have been searching for an individual home, in a well-served location, this attractively presented detached cottage is bound to be of interest.

Situated close to both the village centre and open countryside, Warren Cottage offers an excellent level of accommodation including 3 reception rooms and 5 bedrooms.

The property, which is set in enclosed gardens with ample parking, benefits from gas-fired central heating and sealed unit glazing. In our opinion, the property would be perfect for a growing family or indeed anyone looking for lots of space in a great location.

- Deceptively spacious detached cottage
- Large sitting room with wood burner
- Kitchen/breakfast room, dining room
- Cloakroom, spacious study/music room
- 5 Good sized bedrooms, family bathroom
- Gas fired central heating, wood burner
- Enclosed gardens with ample parking
- Early viewing highly recommended

On the ground floor:
The entrance porch leads into the large sitting room which includes a brick fireplace with an inset wood burner. A connecting door leads into the dual-aspect dining room which includes a cupboard housing the gas-fired boiler (replaced in 2019)

The kitchen/breakfast room enjoys a triple aspect and includes a range of fitted cupboards and worktop surfaces. There is ample appliance space, room for a table and French doors which open into the garden.

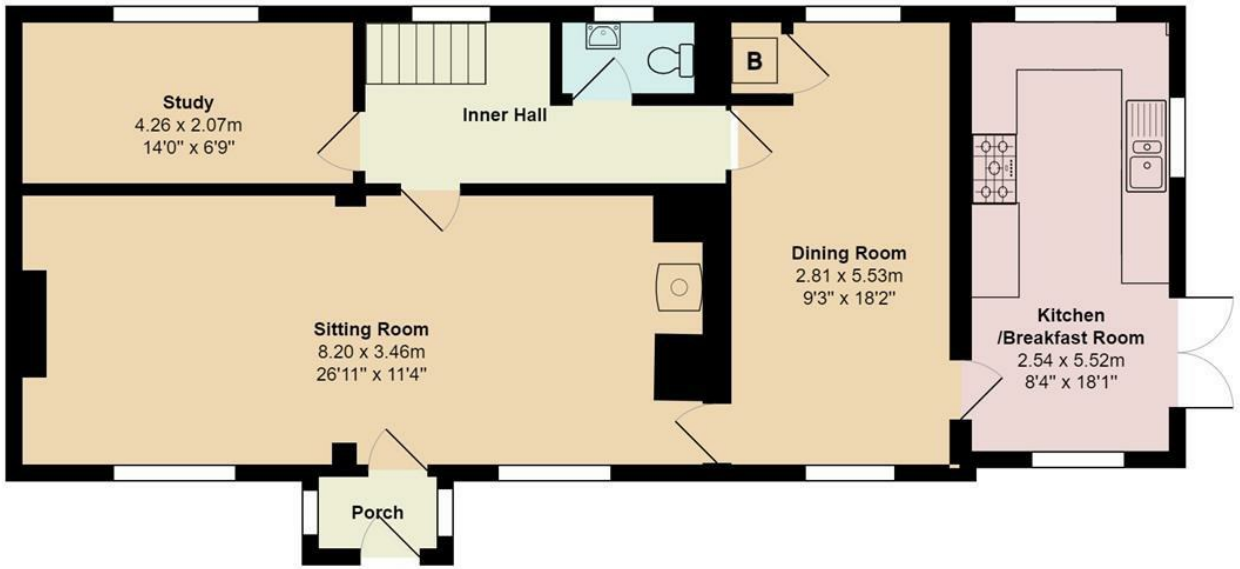
A rear inner hallway includes a cloakroom and a staircase to the first floor. It also provides access to the spacious study/music room. This room could easily be used as a 6th bedroom if required.

On the first floor:
The landing area gives access to all 5 bedrooms and the family bathroom. The family bathroom includes both a bath and a separate shower cubicle.

Outside
To the front of the house is a small garden planted with mature shrubs. A hard-standing area provides parking for a number of cars.

A side access leads into the rear gardens which afford an excellent degree of privacy and seclusion. Laid mainly to lawn and planted with a variety of shrubs and trees the gardens include a sheltered patio area and 2 very large storage sheds.

COUNCIL TAX - BAND E
EPC - To Be Confirmed
COUNCIL - Mid Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS -///bridge.daisy.homeward



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