Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

9 Lawn Drive, Elmswell, Bury St. Edmunds, Suffolk, IP30 9NT

BETTER THAN NEW! - This attractively presented detached house was built in 2020 and has since been further enhanced by the present vendors who have added contemporary styling and landscaped gardens.

The property occupies a pleasant edge of development setting with open views to the front and includes an extended length garage and ample parking.

- Recently constructed detached family home
- Occupying a popular and well served location
- Hall, cloakroom, sitting room, stylish kitchen/diner
- Master bedroom with en suite, 3 further bedrooms, bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Attractively landscaped gardens, large garage and ample parking

Guide Price £375,000

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General Information

The house occupies a pleasant setting on the very edge of the now completed Taylor Wimpey, Kingsbrook Place development. Elmswell is a thriving and well served Suffolk village offering a 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 A11/M11.

We loved everything about this superb family home and are confident you will too. We were particularly impressed with the size of all rooms - something you don't always expect from a new build.

The present vendors are relocating with work and had not planned to move and had therefore recently spent a good deal of time and money landscaping the gardens which are another attractive feature of the house. In our opinion, the property would be perfect for a growing family or indeed anyone looking for a beautifully presented home in a well served village setting.

On the ground floor: A spacious entrance hall, with cloakroom off, leads to the sitting room and kitchen/diner. The well proportioned sitting room has views to the front across a planted open space. The kitchen/dining room provides the perfect space for entertaining and includes a good sized dining area with french doors which open into the rear garden.

The kitchen is fitted with contemporary styled units and includes a built-in double oven, hob, fridge freezer and dishwasher. There is a separate utility room which includes an integrated washing machine.

On the first floor: The large landing area leads to all 4 bedrooms and the family bathroom. The master bedroom which has a front-facing aspect with open views also includes a smart en suite shower room.

Outside
The gardens to the front of the house are planted with shrubs. A driveway to the side of the house provides ample parking and access to the garage which is somewhat larger than a standard single and includes light and power and a side courtesy door.

The rear gardens enjoy a sunny aspect and include a large patio area, lawn and raised flower and shrub border.

Agents note: As is common with many modern developments, there is an annual service charge of approximately £100 per annum.

COUNCIL TAX - BAND D

Directions
From Bury St Edmunds proceed on the A14 towards Ipswich and take the exit signposted Woolpit & Elmswell. At the roundabout take the 3rd exit and continue towards Elmswell, just after the Church turn left into School Lane and follow the road to the T junction. Turn left and follow the road over the railway tracks. Continue past the village shops taking the next lefthand turning into St Edmunds Drive then right into Lawn Drive.

Entrance Hall

Cloakroom

Sitting Room 14'8 x 11'11 (4.47m x 3.63m)

Kitchen/Diner 18'8 x 11'0 (5.69m x 3.35m)

First Floor

Master Bedroom 11'10 x 10'8 (3.61m x 3.25m)

En Suite Shower

Bedroom 2 11'5 x 9'2 (3.48m x 2.79m)

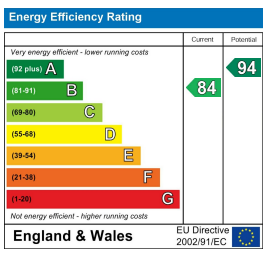
Bedroom 3 9'2 x 8'2 min (2.79m x 2.49m min)

Bedroom 4 7'8 x 7'3 (2.34m x 2.21m)

Bathroom

Garage 23'3 x 10'0 (7.09m x 3.05m)

Gardens



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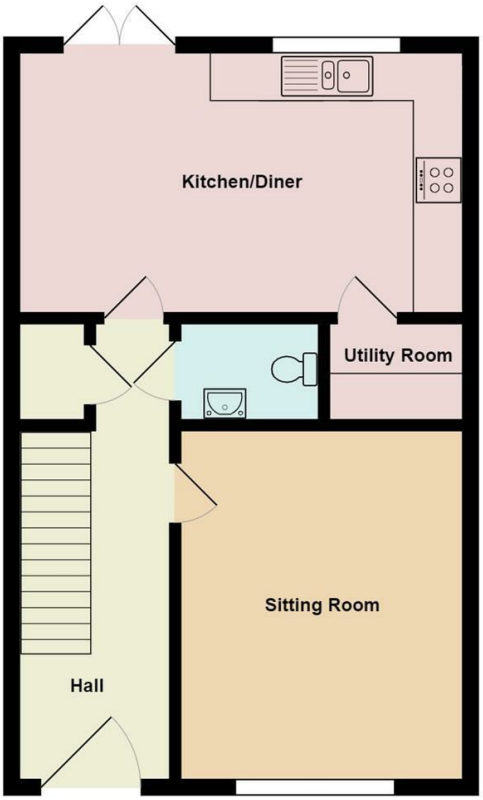
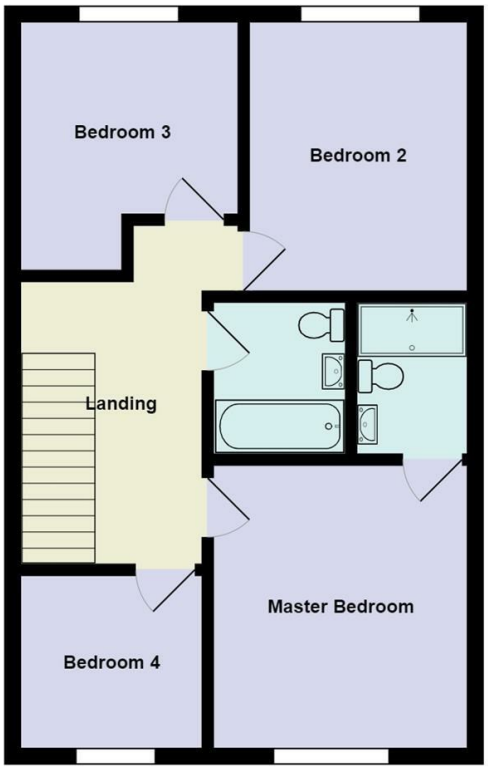

Kitchen/Diner
Utility Room
Sitting Room
Hall


Bedroom 3
Bedroom 2
Landing
Master Bedroom
Bedroom 4

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