THE
Mortimer
& Gausden
PARTNERSHIP

18 Oxer Close, Elmswell,
Bury St. Edmunds, IP30 9UE

Guide Price
£375,000

Well-Positioned & Reconfigured, Four-Bedroom Detached Family Home

Welcome to Oxer Close, a cleverly reconfigured, four-bedroom detached, family home in an ever-desirable location.

The cul-de-sac, enjoys a peaceful, family-friendly setting, with modern homes and a strong sense of community. Elmswell itself provides convenient amenities—including local shops, a primary school, pubs, and a train station with routes to Bury St Edmunds and Ipswich—while still giving easy access to open countryside and village walks. It's a comfortable blend of rural Suffolk living and day-to-day convenience.

Upon arrival, you are greeted by a private driveway, suitable for three vehicles with gated access leading to the rear garden.

A compact greenery area opposite the driveway is also part of the title which has previously been used to park a small vehicle.

- Four Bedroom Detached Family Home
- Superb Open Plan Kitchen To The Rear
- Utility Room
- Home Office Overlooking Front Of The Property
- Driveway Parking For Three Vehicles
- Desirable Residential Setting
- Private Rear Garden
- Generously Sized Bedrooms With Storage In Principal

Ground Floor:
Upon entry you're greeted by a sizeable entrance porch perfect for storing both coats and shoes. The vendors have cleverly reconfigured the ground floor of the property, removing the garage to add a fantastic home office overlooking the front of the property, as well as a cloakroom, fitted with wc and basin plus the utility room complete with basin, storage and plumbing facilities for both a washing machine and tumble dryer.

The lounge is generously proportioned, holding access to both the entrance hall and kitchen whilst supporting a contemporary log burner, perfect for adding charm and cosiness through the winter months!

The stunning kitchen-diner provides a wonderful heart to the home with large bifolding doors opening onto the private, landscaped rear garden. Finished in an eye-catching navy with contrasting white quartz worktop, the kitchen offers both style and practicality with an abundance of storage amongst fitted appliances. These include: double oven, hob, extractor fan, dishwasher and full length fridge / freezer. During these extensive works, only 3 years ago, underfloor heating was installed whilst making space for a pantry with power.

First Floor:
The landing holds access to all four bedrooms and family bathroom. Bedroom one and two are large double rooms overlooking the front of the property, with bedroom one including fitted storage. Bedroom three is a small double overlooking the rear garden, whilst bedroom four is currently used as a single / cot room.

The family bathroom consists of wc, basin, storage, bath with shower over and heated towel rail.

Outside:
The front of the property holds a private driveway, suitable for three vehicles with gated access leading to the rear.

The rear garden is stepped, allowing a generous patio space for al-fresco dining and the summer BBQ, whilst greenery to the rear allows those who are green-fingered to enjoy adding colour, and equally a great space for children to play. Storage can also be found.

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

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.
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