Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

40 Thedwastre Close, Elmswell, Bury St. Edmunds, IP30 9DA

MORE THAN MEETS THE EYE – This spacious semi-detached bungalow is a little larger than you might expect and includes a conservatory extension to the rear. Originally built as a 3 bedroom bungalow the accommodation has been reconfigured to provide 2 double bedrooms, a large shower room and a study.

Set in enclosed gardens with ample parking, a single garage and further outbuildings, the property would be ideal for retirement or for anyone searching for a very comfortable home in a well served village.

- Extended and much improved semi detached bungalow
- Occupying a pleasant setting, close to all amenities
- Hall, study, kitchen/diner, sitting room, kitchen
- 2 Good sized bedrooms, spacious shower room, conservatory
- Gas fired central heating, uPVC sealed unit glazing
- Garage, utility, workshop, enclosed gardens

Guide Price £275,000

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General Information

The property occupies a pleasant setting within easy reach of all village centre amenities. Elmswell is a thriving 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 railway station in the village and the A14 provides excellent links to Cambridge, Ipswich and London/Stansted Airport via the A11/M11.

Whether you are looking for a property to enjoy in your retirement years or simply somewhere with well-proportioned rooms and lots of extra storage space, this attractively presented semi-detached bungalow is bound to appeal. The property, which benefits from gas-fired central heating, has uPVC sealed unit glazing and a light, neutral colour scheme - adding to the feeling of light and space.

The entrance hall is large enough for a desk and is also perfect for anyone needing room to manoeuvre a wheelchair. There is a separate cloakroom and the former bedroom 3 has been converted into a very spacious shower room - again ideal for anyone with limited mobility. The former bathroom has been converted into a small study. There are 2 double bedrooms each with built-in storage.

The kitchen is fitted with a range of units and includes ample appliance space and worktop surfaces. There is an integrated hob and double oven together with space for a breakfast table. A door leads into the side lobby which has doors to both the front and rear gardens. There are also doors into the garage and a very useful utility/store room.

The sitting room is of a generous size and includes a feature fireplace and double doors which open into the large conservatory.

Outside
The gardens to the front of the bungalow are laid mainly to lawn and are enclosed by hedging. A driveway provides ample parking and leads up to the single garage which has light and power connected and an electrically operated automatic door. A side access leads to the enclosed rear gardens which enjoy a sunny aspect and a good degree of privacy. Laid again to lawn the rear gardens include a sheltered patio, raised borders/vegetable beds and a workshop.

COUNCIL TAX - BAND B

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 proceed into the village on Church Road. Continue to follow the road, past the crossroads and take the left turning into Cooks Road. Take the next right tuning into Thedwastre Close and the property can be found shortly after on the right

Entrance Hall

Cloakroom

Study 5'10 x 4'10 (1.78m x 1.47m)

Sitting Room 14'8 x 13'4 (4.47m x 4.06m)

Conservatory 13'8 x 9'3 (4.17m x 2.82m)

Kitchen 13'4 x 8'1 (4.06m x 2.46m)

Bedroom 1 14'8 x 9'8 (4.47m x 2.95m)

Bedroom 2 11'4 x 8'7 min (3.45m x 2.62m min)

Shower Room 9'8 x 8'2 (2.95m x 2.49m)

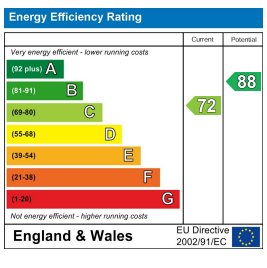
Side Lobby

Garage 15'7 x 10'0 (4.75m x 3.05m)

Utility/Store 10'0 x 6'1 (3.05m x 1.85m)

Workshop 9'2 x 6'0 (2.79m x 1.83m)

Gardens



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Workshop
Conservatory
Utility
Sitting Room
Bedroom 2
Bedroom 1
Side Lobby
Garage
Hall
Kitchen
Shower Room
Study

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