



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

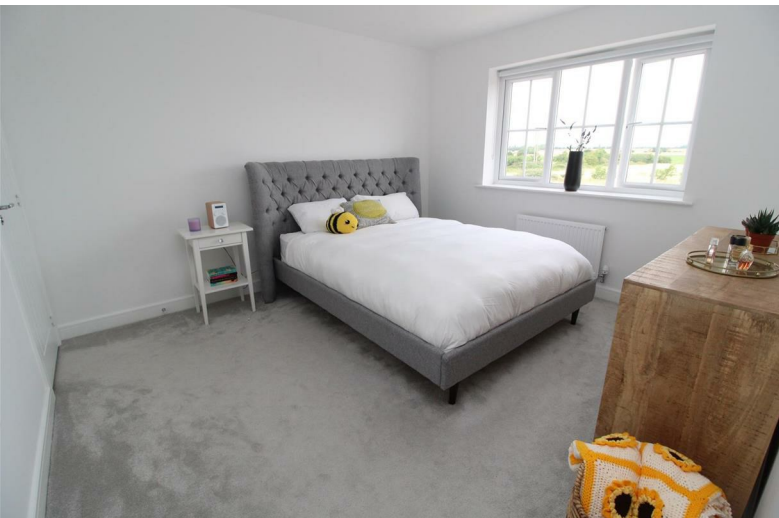
**BETTER THAN NEW!** – This attractively presented detached house was built in 2020 and has since been further enhanced by the present vendors who have added contemporary styling and landscaped gardens.

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**





## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

