Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Sterndale, New Road, Elmswell, Bury St. Edmunds, Suffolk, IP30 9BT

GREAT LOCATION, HUGE POTENTIAL & STUNNING GARDENS – Just 3 reasons why you should take a look at this surprisingly spacious detached chalet.

Occupying a pleasant non-estate village location and set in mature gardens of around 0.25 of an acre, this CHAIN-FREE property will require updating making it something of a 'blank canvas' and possibly the start to your own 'Grand Design'.

- Extended detached chalet requiring modernisation
- Set in attractive gardens of around 0.25 of an acre
- Hall, sitting room, separate dining room, kitchen
- 3 Bedrooms, bathroom, shower room
- Gas central heating uPVC sealed unit glazing
- Garage, ample off road parking. CHAIN FREE

Guide Price £400,000

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New Road, Elmswell, Bury St. Edmunds, Suffolk, IP30 9BT

General Information

The property occupies a pleasant non-estate setting within easy reach of all amenities. 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.

As previously mentioned, this detached chalet is somewhat larger than you might expect and whilst it has been generally well maintained, it is now in need of updating. The property, which benefits from gas fired central heating and uPVC sealed unit glazing has NO UPWARD CHAIN.

On the ground floor: A spacious entrance hall gives access to the sitting room, dining room, kitchen and shower/cloakroom. The sitting room is over 24 ft long and has a dual aspect with a bay window and at the far end, a set of glazed doors opening into the rear garden. The separate dining room also has a bay window and backs onto the kitchen - so these 2 spaces could no doubt be opened up to provide 1 large kitchen/diner.

On the first floor: The landing area gives access to 2 double bedrooms and a smaller single room. Finally, there is also a spacious bathroom which will require updating.

In our opinion, there is the opportunity to further extend the property (if required and subject of course to consent) - this could turn what has been a much-loved home into a truly exceptional home whilst significantly adding to its value.

Outside
The property is set back well from the road with much of the front garden having been hard landscaped to provide extensive parking and access to the single garage with workshop behind. A side access leads to the superb rear gardens which afford a very good degree of privacy and seclusion. The gardens have clearly been the owner's pride and joy and are planted with a wide variety of mature shrubs and trees. There is a large patio and a wide lawn with planted borders.

Directions
From Bury St. Edmunds proceed east along the A14 dual carriageway towards Ipswich. After around 9 miles take the exit for Elmswell, Woolpit and Norton. At the roundabout take the 3rd exit signposted Elmswell. Continue past the Church and on reaching the crossroads turn left into New Road. The property will be seen on the right-hand side and is marked by our for sale board.

COUNCIL TAX BAND - E

Entrance Hall

Sitting Room 24'4 min x 11'11 (7.42m min x 3.63m)

Dining Room 11'11 x 11'10 min (3.63m x 3.61m min)

Kitchen 12'0 x 9'1 min (3.66m x 2.77m min)

Lean to conservatory 9'11 x 6'11 (3.02m x 2.11m)

Shower/Cloakroom

Bedroom 1 14'11 x 13'0 (4.55m x 3.96m)

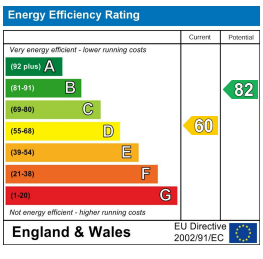
Bedroom 2 13'0 x 12'0 (3.96m x 3.66m)

Bedroom 3 10'1 x 5'8 (3.07m x 1.73m)

Bathroom 8'9 x 5'8 (2.67m x 1.73m)

Garage 16'0 x 8'2 (4.88m x 2.49m)

Workshop 8'2 x 6'9 (2.49m x 2.06m)



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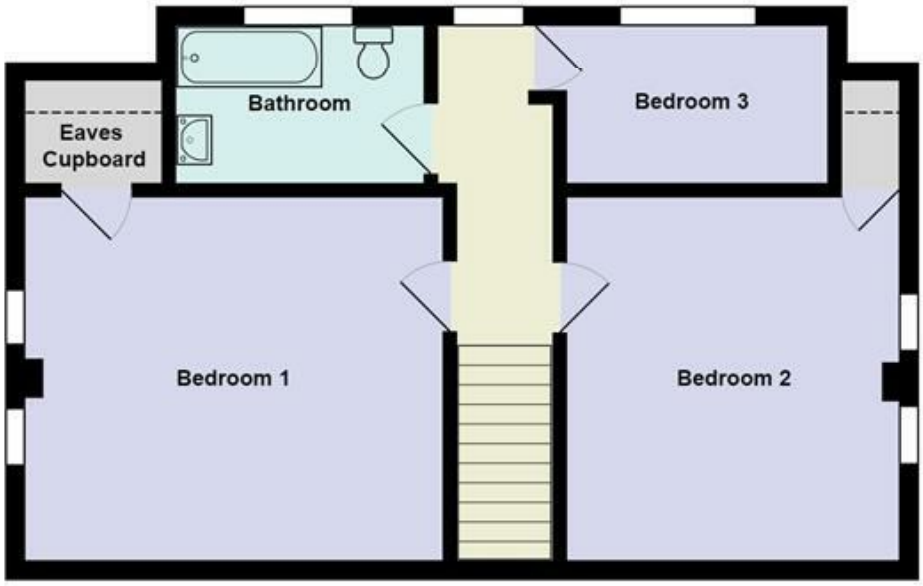
Bathroom
Bedroom 3
Eaves Cupboard
Bedroom 1
Bedroom 2

Conservatory
Workshop
Kitchen
Hall
Sittiing Room
Garage
Dining Room