



Gardeners Walk, Elmswell

Sheridans



Gardeners Walk, Elmswell IP30 9ET

£450,000

Located in a popular cul-de-sac within the well-served village of Elmswell, this beautifully maintained detached family home offers light and spacious accommodation, perfect for modern family living.

Built approximately 23 years ago of traditional brick construction beneath a tiled roof, the property has been thoughtfully improved and is complemented by attractive, enclosed garden.

Benefitting from gas-fired radiator central heating and double glazing, the accommodation in brief comprises: A welcoming entrance hall with stairs to the first floor gives access to a sitting room featuring an attractive fireplace, oak flooring and double doors opening to the kitchen/dining room, a superb space for family life and entertaining. The kitchen is fitted with an extensive range of units providing excellent storage, complemented by a built-in dishwasher, double oven, and gas hob along with additional space for further appliances. A spacious understairs cupboard offers further storage.

The bi-fold doors from the dining area open onto the rear patio with veranda, creating a particularly light and airy atmosphere.

A separate family room provides a cosy retreat or an ideal study space, featuring a window to the front and fitted double-door cupboards. A side lobby offers access to the rear garden and includes a cloakroom with WC and wash hand basin.

To the first floor the landing includes an airing cupboard and provides access to four comfortable bedrooms. The principal bedroom enjoys a modern en-suite shower room and fitted wardrobes/cupboards. The remaining three bedrooms are served by a family bathroom, completing the first-floor accommodation.

Outside

The property is approached via a shared gravel driveway, offering ample parking. To the rear, the fully enclosed garden is mainly laid to lawn and features a large patio area and veranda, perfect for indoor/outdoor entertaining and al fresco dining. There are also two good-sized sheds providing excellent storage, along with a gate giving access to the front.

Location

The well-served village of Elmswell lies approximately eight miles east of Bury St Edmunds and just north of the A14 dual carriageway, providing fast and convenient access to Ipswich, the East Coast, Bury St Edmunds, Cambridge, the Midlands, and London via the M11.

Local amenities include a supermarket, pharmacy, veterinary practice, fish and chip shop, Chinese takeaway, two hairdressers, library, Post Office, public houses, parish church, and both preschool and primary school facilities. The village also benefits from its own train station, while an Intercity rail service operates from Stowmarket, around six miles away.

Directions

When entering Elmswell from the direction of the A14 dual carriageway, continue up the hill from the roundabout and continue along Church Road, where the entrance to Gardeners Close, continue to the end of the cul-de-sac where the property can be found on the left.

Services

Mains electricity, water and drainage.

Gas radiator central heating.

- Immaculately presented detached family home
- Four bedrooms, principal with en-suite
- Two reception rooms
- Gas-fired central heating and double glazing
- Light and airy property
- Attractive enclosed rear garden with veranda
- Driveway parking
- Easy access to amenities
- Well served village with train station

Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

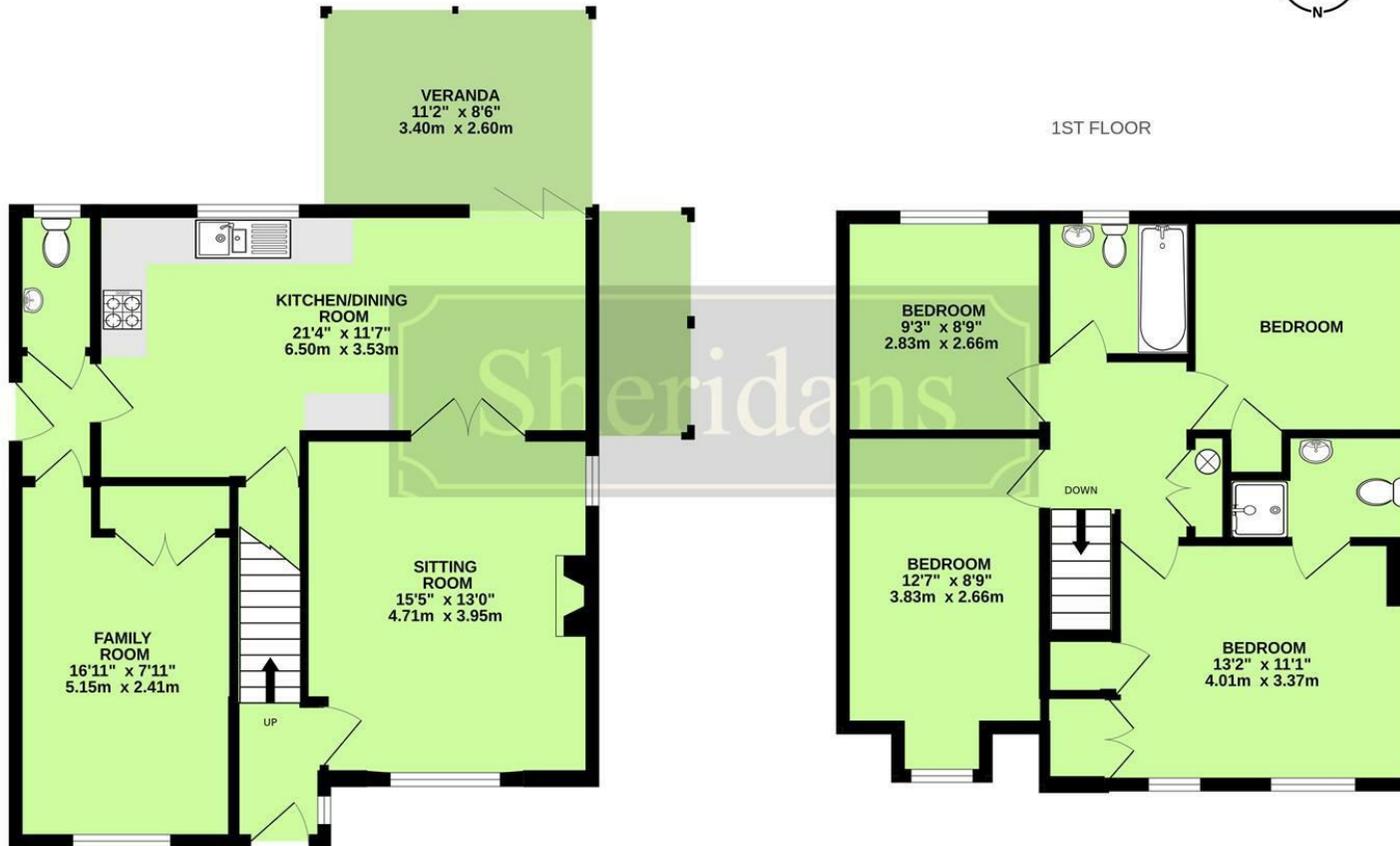
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low



GROUND FLOOR

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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