

oakheart

£325,000

Offers In Excess Of
St. Edmunds Drive, Elmswell

Located in the popular village of Elmswell, Suffolk, this well-presented three bedroom semi-detached home offers modern accommodation thoughtfully arranged over three floors. Elmswell is a well-served village with a range of local amenities including a train station providing direct links to Bury St Edmunds, Ipswich and beyond—making it ideal for commuters and families alike. With open countryside nearby, the village offers a balance of rural charm and everyday convenience.

The property opens into a welcoming entrance hall, with a modern kitchen positioned at the front of the house, offering a stylish and functional space for cooking and dining. Also accessed from the hallway is a convenient ground

floor cloakroom plus a handy built in storage cupboard too. To the rear of the property, the spacious living room enjoys views over the garden and features French doors that open directly onto the patio, creating a light and airy connection to the outdoor space.

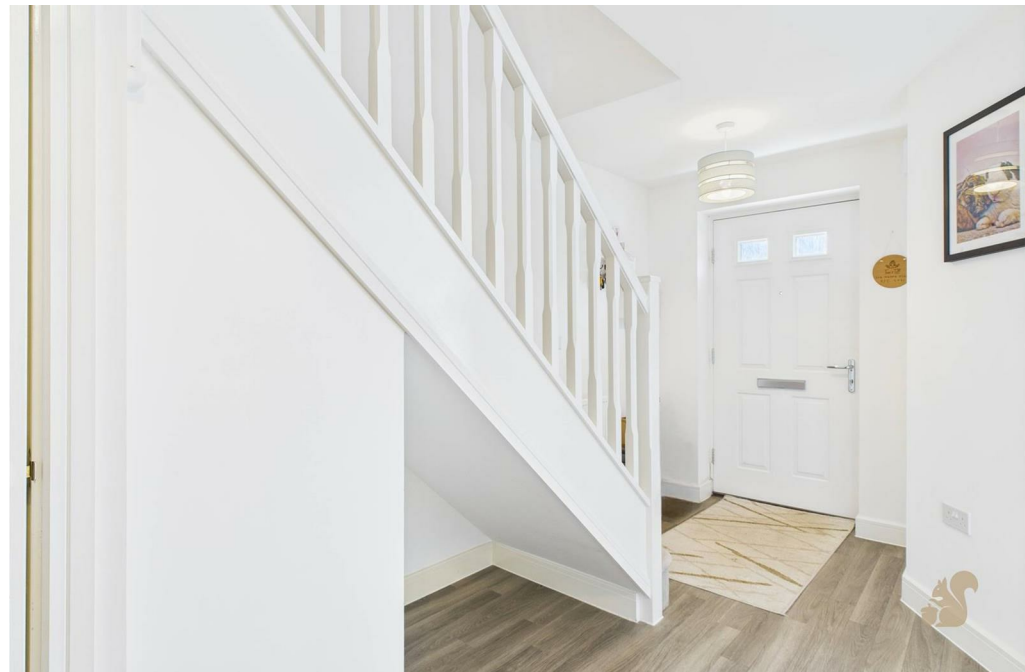
Upstairs on the first floor are two well-proportioned bedrooms. The larger of the two is positioned at the rear of the property and benefits from two windows that frame the views over the fields beyond. A modern family bathroom is also located on this floor. From the landing, a door leads into a small area—ideal as a reading nook—with stairs rising to the second floor.

The second floor is home to the stunning main bedroom suite, featuring a high ceiling that adds to the sense of space and light. A front-facing window and rear skylight fill the room with natural light. This generous room also includes a modern ensuite shower room, creating a peaceful and private retreat.

Externally, the rear garden is enclosed and mainly laid to lawn, offering a safe and private outdoor space. A gated access leads to a single garage located at the rear of the property, with a dedicated parking space just in front of it.











Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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