

**DRAFT DETAILS**  
**3 PYES MEADOW, ELMSWELL**  
**BURY ST. EDMUNDS**  
**IP30 9UF**

OPEN HOUSE (C & T) present: A much improved modern detached house on a popular development, in well-served E village. Porch, Lounge, Dining Room, Conservatory, Re-fitted Kitchen/Utility, Bedroom 4/Study/Playroom, Shower Room, 3 Bedrooms - 1 Re-fitted En-Suite, Bathroom, Large SE Facing Rear Garden, Ample Parking, **VIEW ASAP**.



2180

**New Price Guide £359,500**

PORCH, LOUNGE, DINING ROOM, CONSERVATORY, RE-FITTED KITCHEN/UTILITY ROOM, BEDROOM 4/STUDY/PLAYROOM, LUXURY SHOWER ROOM (FROM GARAGE CONVERSION DEC' 2020), 3 BEDROOMS - 1 RE-FITTED EN-SUITE, BATHROOM, FRONT & LARGE SOUTH-EAST-FACING REAR GARDEN, GENEROUS PARKING, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, MUCH IMPROVED, POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, SPACIOUS ACCOMMODATION, NO CHAIN, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Turn right into Blackbourne Road and then take the second right turning into Borley Crescent, continue along and turn right into Pyes Meadow, where the property is located on the left.

**ENTRANCE PORCH :** Approached via a UPVC part glazed front door. Slate tiled floor, downlights, UPVC glazed door and side panel to:

**LOUNGE : 5.23m (17'2") max x 4.55m (14'11")** Wood laminate floor, stairs to first floor, understairs storage cupboard, TV point, telephone point, radiator, UPVC window to front. Arch to:

**DINING ROOM : 2.64m (8'8") x 2.64m (8'8")** Wood laminate floor, radiator, UPVC sliding patio door to:

**CONSERVATORY : 2.77m (9'1") x 2.54m (8'4")** Brick plinth, tiled floor, UPVC windows to both sides and rear, UPVC sliding glazed door to rear garden.

**KITCHEN & UTILITY : 5.13m (16'10") x 2.64m (8'8") red to 2.46m (8'1")**  
Maximum measurements. Arranged as two areas:

**KITCHEN : 2.64m (8'8") x 2.46m (8'1")** Re-fitted with range of modern high-gloss cream base and wall mounted units, oak work surfaces, tiled splashbacks, inset single drainer steel sink unit with mixer tap, inset Neff induction hob with Klarstein sloping black glass finish remote control motorised cooker canopy over, built-in Miele electric oven/grill, built-in Miele combination microwave/oven, integrated Miele dishwasher, pan drawers/cupboards, corner carousel, tiled floor, LED downlights, extractor fan, modern vertical radiator, UPVC window to rear, arch to:

**UTILITY/SECOND KITCHEN AREA : 2.46m (8'1") x 2.36m (7'9")** Re-fitted with range of modern high-gloss cream base units, oak work surfaces, tiled splashbacks, pan drawers, integrated Miele fridge and freezer, integrated wine cooler, plumbing for washing machine, tiled floor, TV point, LED downlights, wall mounted gas boiler, UPVC window to rear, UPVC part glazed door to side.

**BEDROOM 4/STUDY/PLAYROOM : 3.35m (11'0") x 2.39m (7'10")** Converted from integral garage. Wood laminate floor, TV point, loft access with ladder, LED downlights, consumer unit, radiator, UPVC window to front.

**SHOWER ROOM : 2.36m (7'9") x 1.52m (5'0")** Luxury white suite comprising tiled corner shower enclosure with shower controls, six body jets and both fixed 'waterfall' and flexi-heads, wc, vanity unit with modern rectangular wash basin with mixer tap, tiled splashbacks, tiled floor, fitted 'High-tech' mirror with heating, Bluetooth, lighting and shaver point, extractor fan, modern vertical radiator/towel rail, UPVC frosted window to side.

**FIRST FLOOR LANDING :** Loft access, built-in airing cupboard housing hot water tank, UPVC window to side.

**BEDROOM 1 : 3.91m (12'10") x 2.95m (9'8")** TV point, radiator, UPVC window to rear.

**EN-SUITE : 2.24m (7'4") max x 1.37m (4'6")** Re-fitted with white suite comprising tiled corner shower enclosure with shower controls and fixed head, wc, vanity unit with modern rectangular wash basin with mixer tap, tiled splashbacks, extractor fan, radiator, UPVC frosted window to rear.

**BEDROOM 2 : 3.35m (11'0") x 2.92m (9'7")** Wood laminate floor, radiator, UPVC window to front.

**BEDROOM 3 : 2.21m (7'3") x 2.08m (6'10")** Including shallow stair bulkhead. TV point, radiator, UPVC window to front.

**BATHROOM : 2.21m (7'3") x 1.50m (4'11")** Suite comprising panelled bath with mixer tap, wc, pedestal wash basin, fully tiled walls, radiator, UPVC frosted window to side.

**OUTSIDE :** To the front of the property the garden is laid mainly to slate chippings with borders. A block paved driveway, together with the slate chippings area, provides vehicular standing for at least four cars, A gate provides side access to the large **SOUTH-EAST FACING** rear garden. This has been landscaped, being enclosed by fencing and laid principally to lawn with railway sleeper borders, slate chipping bed, large quality paved patio area, external power sockets, consumer unit and outside water tap. There is a unit housing a water softener, ornamental pond and **TIMBER SHED**.

**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

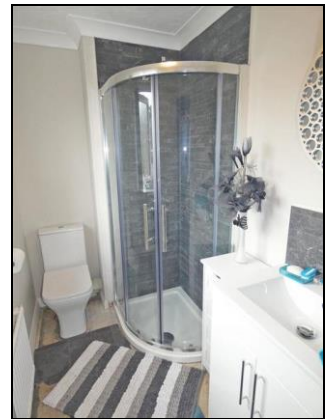
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





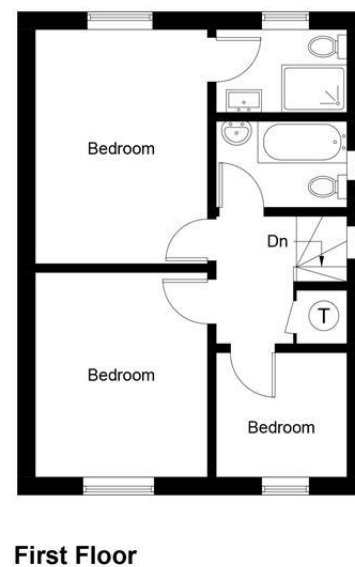
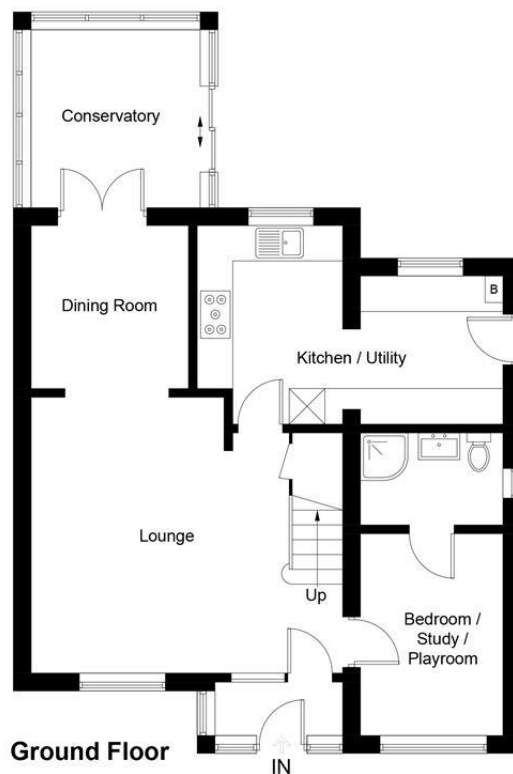






### 3 Pyes Meadow, Elmswell. IP30 9UF

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy performance certificate (EPC)

3 Pyes Meadow  
Elmswell  
BURY ST. EDMUNDS  
IP30 9UF

Energy rating  
**C**

Valid until: **7 September 2031**  
Certificate number: 3900-6486-0422-0009-3193

Property type: Detached house

Total floor area: 96 square metres

### Rules on letting this property

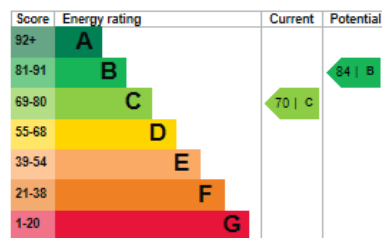
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.