

DRAFT DETAILS
THE HAWTHORNS, WETHERDEN ROAD, ELMSWELL
BURY ST. EDMUNDS
IP30 9DF

OPEN HOUSE (C & T) present: An established, spacious, non-estate detached home, convenient for centre of well-served E village. Porch, Hall, Re-fitted Cloakroom, Lounge, Dining Room, Kitchen, Breakfast Room/Study/Utility, 4 Double Bedrooms – 1 Re-fitted En-Suite, Re-fitted Shower Room, Garage, Ample Parking, Large Gardens, **VIEW ASAP.**



2238

Price Guide £429,950

ENTRANCE PORCH, HALL, INNER LOBBY, RE-FITTED CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, BREAKFAST ROOM/STUDY/UTILITY, 4 DOUBLE BEDROOMS - 1 RE-FITTED EN-SUITE, RE-FITTED SHOWER ROOM, GARAGE, GENEROUS PARKING, DEEP FRONT & LARGE **SOUTH-FACING REAR GARDEN**, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, POTENTIAL TO RECONFIGURE LAYOUT OR EXTEND (STP), NON-ESTATE, POPULAR WELL-SERVED VILLAGE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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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. Continue along Church Road and into Cross Street, passing New Road and Cooks Road, and into Wetherden Road. Just after passing Prescott Drive, on the right, the property is set back from the road, on the right.

ENTRANCE PORCH : Approached via a sliding glazed entrance door. UPVC glazed door and side panel to:

HALL : A generous reception area. Stairs to first floor with understairs storage cupboard, wood laminate floor, radiator.

CLOAKROOM : Re-fitted with white suite comprising wc, vanity wash basin with mixer tap, tiled splashbacks, radiator, UPVC frosted window to rear.

INNER LOBBY : Built-in shelved pantry cupboard, arch to Kitchen.

LOUNGE : 6.53m (21'5") x 3.73m (12'3") The focal point being a fireplace surround with hearth and inset electric fire, TV point, two radiators, UPVC window to front, UPVC sliding patio door to rear garden.

DINING ROOM : 3.78m (12'5") x 3.02m (9'11") Telephone point, radiator, UPVC window to front.

KITCHEN : 3.38m (11'1") x 2.92m (9'7") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, inset ceramic hob with cooker hood over, built-in electric double oven/grill, space for fridge, glazed display cabinet, tiled floor, plumbing for washing machine, UPVC window to rear. Opening into:

BREAKFAST ROOM/STUDY/UTILITY : 3.40m (11'2") x 2.41m (7'11") Tiled floor, space for fridge/freezer, radiator, door to Garage, UPVC window to rear, UPVC glazed door to rear garden.

FIRST FLOOR LANDING : Half-landing with UPVC window to rear. Loft access, radiator.

BEDROOM 1 : 4.17m (13'8") red to 3.43m (11'3") x 3.07m (10'1") Built-in wardrobe, built-in airing cupboard housing hot water tank, radiator, UPVC window to front.

EN-SUITE : 1.90m (6'3") x 1.80m (5'11") + door recess Re-fitted with white suite comprising panelled bath with glazed screen and shower unit, pedestal wash basin, wc, tiled splashbacks, wood laminate floor, shaver point, chrome vertical radiator/towel rail, UPVC frosted window to side.

BEDROOM 2 : 3.81m (12'6") x 3.30m (10'10") Built-in wardrobe, radiator, UPVC window to front.

BEDROOM 3 : 3.81m (12'6") x 2.62m (8'7") Built-in wardrobe, radiator, UPVC window to rear.

BEDROOM 4 : 3.28m (10'9") x 2.77m (9'1") Telephone point, radiator, UPVC window to front.

SHOWER ROOM : 1.88m (6'2") x 1.75m (5'9") + door recess Re-fitted with white suite comprising walk-in tiled double shower enclosure with glazed screen and shower unit, pedestal wash basin with mixer tap, wc, fully tiled walls, wood laminate floor, shaver point, chrome vertical radiator/towel rail, UPVC frosted window to rear.

OUTSIDE : This property is situated well back from the road in a generous plot. To the front, the deep garden is enclosed by fencing, being laid mainly to lawn with borders and path to the front door. A long driveway provides vehicular standing for up to five cars, with scope to extend this, if required, by utilising some of the front garden, with the possibility to stand a Caravan/Trailer/Boat etc. This leads to a **GARAGE: 4.88m (16'0") x 2.79m (9'2")**, with up and over style door, power and light connected, and consumer unit. A gate provides side access to the good size **SOUTH-FACING** rear garden. This is enclosed by fencing, being laid principally to lawn, with borders, patio area, **TIMBER SHED**, external oil boiler, plastic oil tank, and outside water tap. To the side is a useful storage area.

NOTE: This property enjoys a good size plot, and we feel this offers potential for extension, if desired, subject to the necessary planning permissions, together with scope to reconfigure the existing layout.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. (Gas is available in the road). The council tax band is understood to be Band E.

ELMSWELL & AREA : Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

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 Millennium 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.

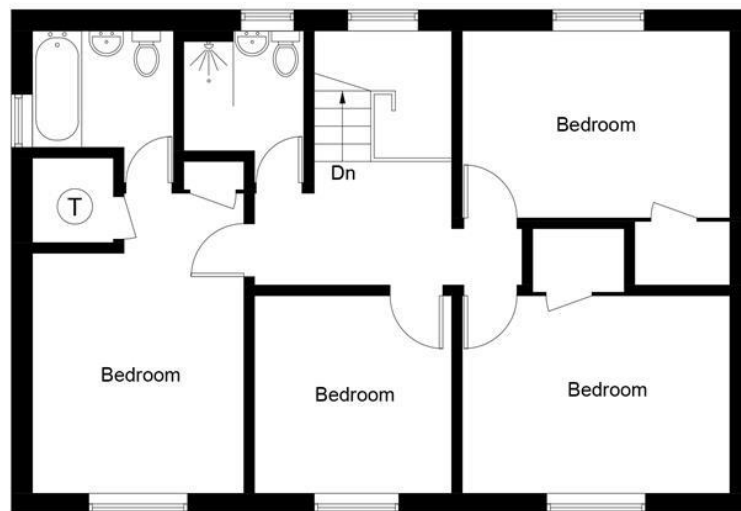




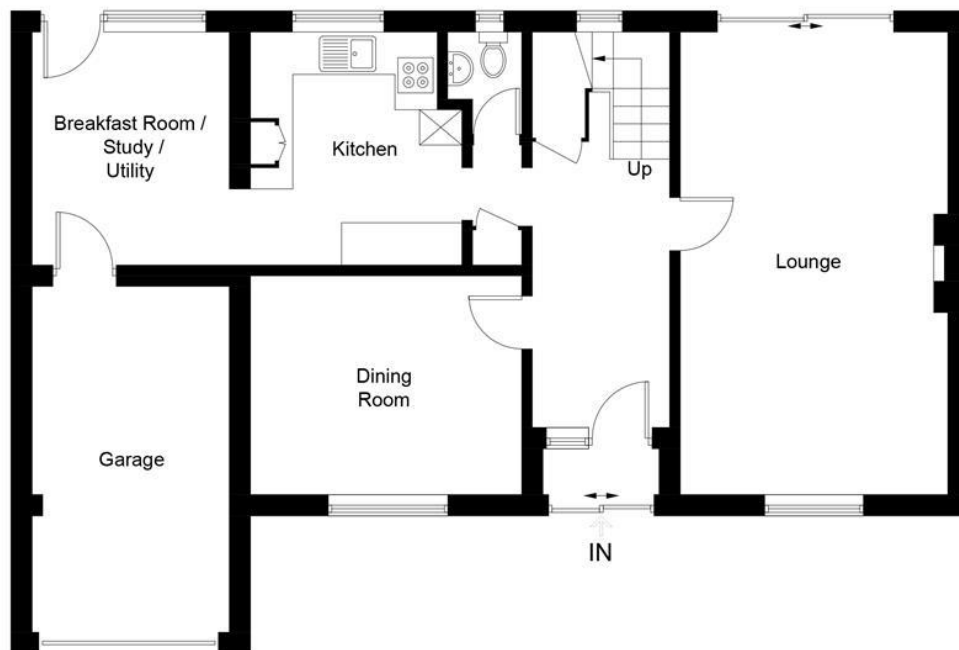


The Hawthorns, Elmswell. IP30 9DF

Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft
(Including Garage)



First Floor



Ground Floor

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)

The Hawthorns
Wetherden Road
Elmswell
BU35 5TJ ST. EDMUNDS
IP10 9DF

Energy rating

D

Valid until: 8 May 2033

Certificate number: 4837-7525-3200-0801-0206

Property type: Detached house

Total floor area: 134 square metres

Rules on letting this property

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

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 D. It has the potential to be C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.