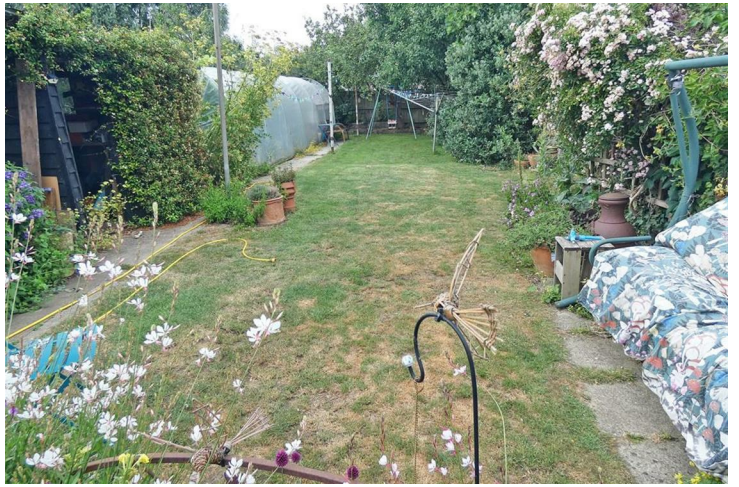








Wetherden Road, Elmswell, Bury St. Edmunds, IP30 9DF

Price Guide £268,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Wetherden Road, Elmswell, Bury St. Edmunds, IP30 9DF

Price Guide £268,000

We are pleased to present: A spacious established 3-storey non-estate, mid-terraced house, in well-served village, East of Bury St Edmunds. Porch, Hall, Sitting Room - Multi-fuel Stove, Dining Room - Fireplace, Kitchen, Lobby, Utility, 4 Bedrooms - 1 Walk-in Wardrobe & Shower Room, Bathroom, Generous Parking, Front & Large Rear Gardens, Workshop/Sheds, VIEW ASAP.

DESCRIPTION

This established spacious 3-storey mid-terraced property presents with brick and rendered elevations, with a tiled roof. It has benefitted from improvements over the years, with works including the conversion of the loft to provide a Bedroom, walk-in wardrobe and Shower Room, replacement UPVC double glazing, and replacement gas combination boiler. There is the added benefit of generous parking on the driveway at the front, together with good size front and large rear gardens.

This property, which is located conveniently for the Primary School, together with nearby shops, the station and A14, would suit first-time buyers, a family, or investment purchaser, therefore viewing is recommended at the earliest opportunity.

DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and proceed up the hill, passing the church. Continue along Church Road and into Wetherden Road, where the property is located on the left.













ENTRANCE PORCH 7'10 X 5'3" (2.39M X 1.60M)
Approached via a part glazed panelled front door. Tiled floor, windows to both sides, part glazed door to:

ENTRANCE HALL
Stairs to first floor.

SITTING ROOM 16'10" X 11'2" MAX (5.13M X 3.40M MAX)
The focal point being a fireplace with tiled hearth and inset multi-fuel stove, TV point, radiator, UPVC window to front.

DINING ROOM 11'6" X 9'6" (3.51M X 2.90M)
The focal point being an open fireplace with tiled hearth and surround, radiator, UPVC window to front.

KITCHEN 11'6" X 6'11" (3.51M X 2.11M)
Range of handmade distressed pine base and wall mounted units, dresser, wooden work surfaces, tiled splashbacks, inset 11/2 bowl stainless steel sink unit with mixer tap, separate drinking water tap, electric cooker point with cooker hood over, space for fridge or freezer, plumbing for dishwasher, consumer unit, window to rear.

SIDE LOBBY
Understairs storage cupboard, tiled floor, radiator, part glazed door to:

UTILITY ROOM 18'11" X 5'6" (5.77M X 1.68M)
Base and wall mounted units, work surface, 'Butler' style sink with modern 'Swan-neck' style flexi-hose mixer tap, water softener, tiled floor, plumbing for washing machine, space for fridge/freezer, built-in shelved pantry, window to rear, glazed door to rear garden.

FIRST FLOOR LANDING
built-in understairs storage cupboard, wall mounted Worcester gas combination boiler, stairs to Second Floor Landing, UPVC window to rear.

BEDROOM 2 11'11" X 10'1" MAX (3.63M X 3.07M MAX)
Built-in wardrobe and storage cupboard, built-in airing cupboard, UPVC window to front.

BEDROOM 3 12'5" X 7'0" (3.78M X 2.13M)
Built-in storage cupboard, UPVC window to rear.

BEDROOM 4 8'5" X 7'10" (2.57M X 2.39M)
Built-in wardrobe, UPVC window to front.

BATHROOM 8'4" X 4'9" (2.54M X 1.45M)
White suite comprising enamel bath with shower controls over, wash basin with storage cupboard, wc, tiled splashbacks, tiled floor, light/shaver point, radiator, UPVC frosted window to rear.

SECOND FLOOR LANDING
Generous walk-in wardrobe, Velux rooflight to rear.

BEDROOM 1 11'11" INC TO 15'10" X 9'8" MAX (3.63M INC TO 4.83M X 2.95M MAX)
Sloping ceilings. Maximum measurements. LED downlights, consumer unit, radiator, Velux rooflight to rear, UPVC dormer window to rear.

SHOWER ROOM 9'0" X 5'8" (2.74M X 1.73M)
White suite comprising tiled shower enclosure with shower controls, pedestal wash basin, wc, tiled splashbacks, light/shaver point, extractor light, heated towel rail, radiator, UPVC dormer window to rear.

OUTSIDE
To the front the deep garden area is laid partly to a shingle driveway, providing vehicular standing for up to four cars, and there is a TIMBER SHED. The front garden is laid partly to lawn with shingle pathways, two mature plum trees and a mulberry tree. A trellis arch with herringbone brick pathway leads to the front Porch. A shared access path and passageway leads beneath this and the neighbour's property, to a gate providing side pedestrian access to the large rear garden. This is enclosed by fencing and wall, and affords a good level of privacy, being laid principally to lawn with borders, raised beds, LARGE POLY-TUNNEL, paved patio area, and apple, plum and greengage trees. A LARGE TIMBER OUTBUILDING comprises a SHED/WORKSHOP: 15'9" x 7'10" (4.80m x 2.39m), with

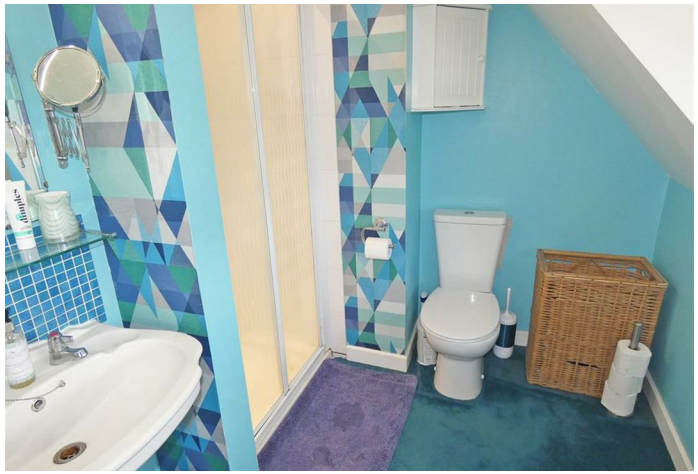












power and light connected, a WOOD STORE and two STORAGE SHEDS.

AGENT'S NOTES

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band B.

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 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.

TRANSPORT LINKS

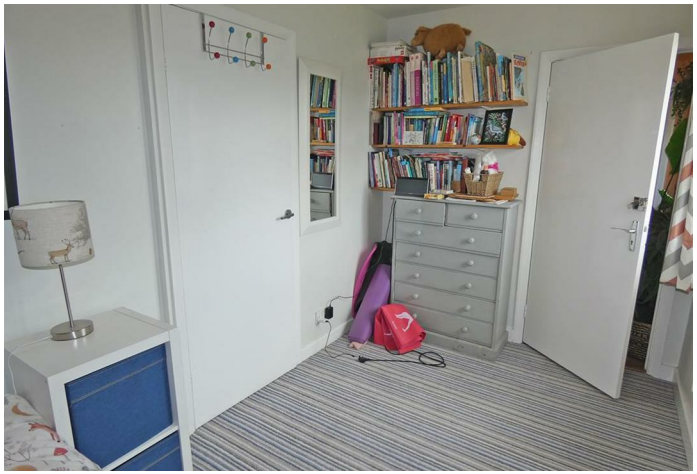
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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

OFCOM BROADBAND AND MOBILE

https://checker.ofcom.org.uk/




















AV25 UNN
MF25 XCD

FLOORPLAN

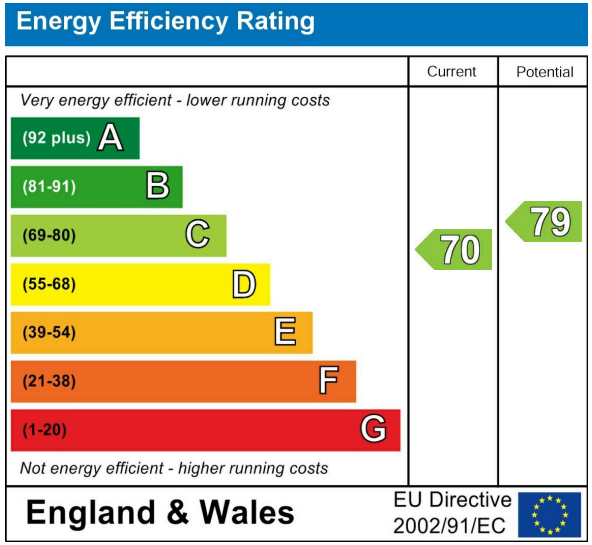
12 Wetherden Road, Elmswell. IP30 9DF

Approximate Gross Internal Area = 128.6 sq m / 1384 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 PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- ELMSWELL
- ENTRANCE PORCH, ENTRANCE HALL
- SITTING ROOM - MULTI-FUEL STOVE
- DINING ROOM - FIREPLACE
- KITCHEN
- SIDE LOBBY, UTILITY ROOM
- 4 BEDROOMS - 1 CONVERTED FROM LOFT WITH WALK-IN WARDROBE & SHOWER ROOM
- BATHROOM
- GENEROUS PARKING, GOOD SIZE FRONT & LARGE REAR GARDENS, WORKSHOP/SHEDS, UPVC DOUBLE GLAZING, PART GAS FIRED RADIATOR HEATING
- POPULAR AREA, WELL-SERVED VILLAGE, CONVENIENT FOR AMENITIES, STATION & A14, EARLY VIEWING ADVISED



Est. 1996

Coakley & Theaker

Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

Mobile: 07803 138 123

Email: info@coakleyandtheaker.co.uk

www.coakleyandtheaker.co.uk

VIEWING:

Strictly by appointment with Coakley & Theaker

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.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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.