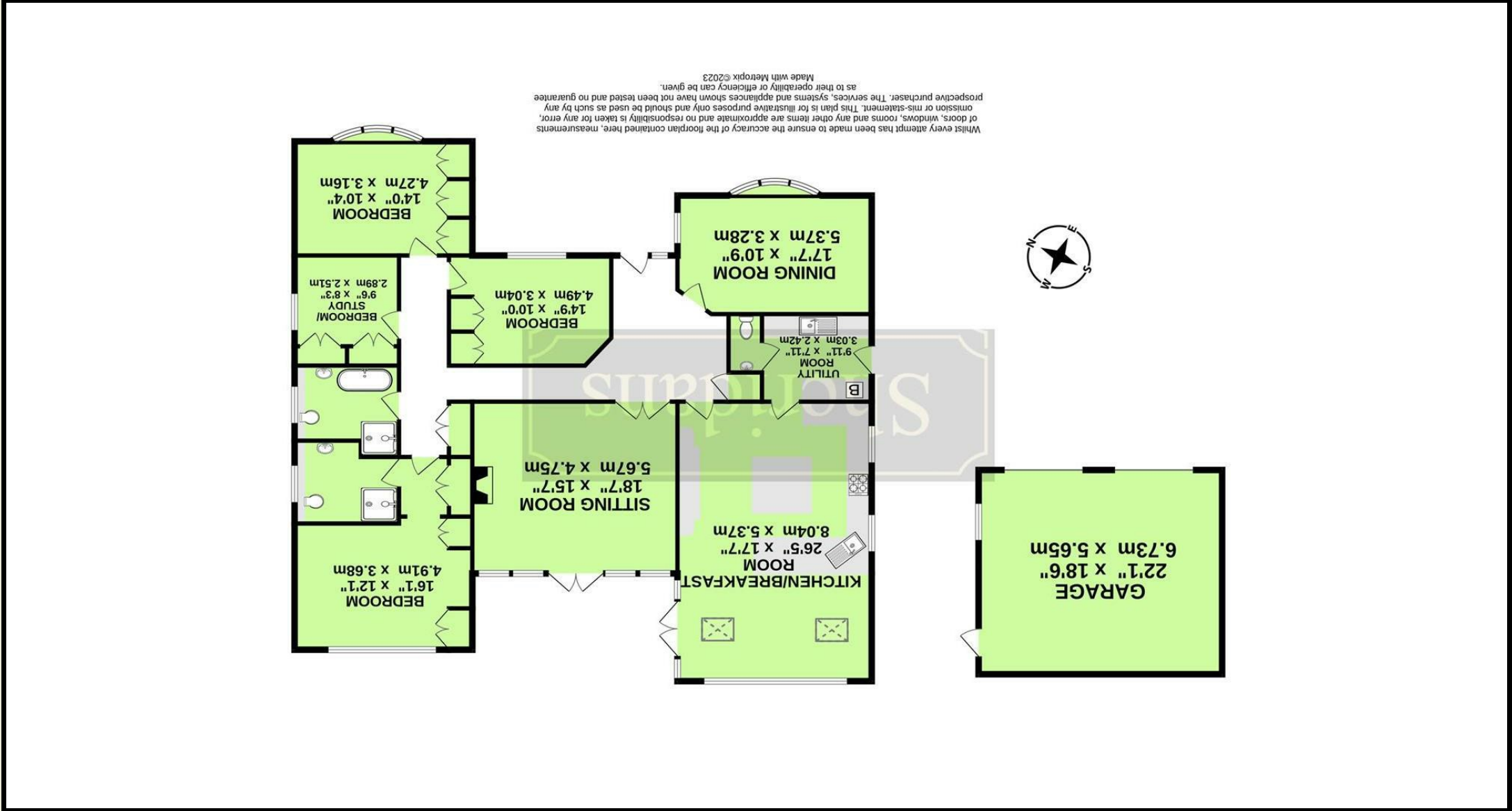


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Church Road, Elmswell IP30 9DY

Guide Price £895,000

An outstanding single storey home providing luxuriously appointed accommodation, enhanced by stunning landscaped gardens. All in just under half an acre.

Built about 25 years ago to an extremely high standard and unique design, Brindles is a stunning detached home displaying a wealth of features complemented by particularly spacious and well-crafted accommodation possessing a light and airy atmosphere, further enhanced by large and beautifully landscaped grounds, providing an excellent degree of privacy and seclusion. The property enjoys a delightful setting backing onto Lukes Wood, whilst being within a short walk of the well-served village centre and facilities.

Benefitting from gas fired radiator central heating and double glazing, the immaculately presented accommodation currently in brief comprises of; a spacious reception hall creating an area of great first impression with a fine oak floor, cloaks cupboard and double doors opening to an impressive sitting room with feature fireplace and windows and French doors to the rear terrace and gardens. A separate dining room is an ideal reception room for entertaining with large feature bay window to front.

The kitchen breakfast room is a wonderfully light and airy space incorporating the well-equipped kitchen area fitted with an extensive range of units providing plenty of drawer and cupboard space beneath smart granite work surfaces and complemented by built-in quality appliances and with large central island. From the kitchen leads through to the splendid vaulted breakfast room, with internal plantation shutters, large picture window and French doors opening to the terrace and gardens. There is a separate utility room with further range of units, with extra sink, gas fired boiler and door to a useful positioned cloakroom.

To the north-west side of the accommodation is the bedroom wing, comprising of the large spacious principal bedroom which enjoys views of the rear gardens and also offers three double wardrobe cupboards and dressing table area. The room is further enhanced by a stylish en-suite shower room with underfloor heating. The three remaining bedrooms are all spacious and also boast fitted wardrobe cupboards and the spacious family bathroom with bath and separate shower enclosure, also with underfloor heating, completes the beautifully presented accommodation.

Outside
Brindles is approached along an expansive driveway providing plenty of vehicle parking for numerous cars, caravan and access to the detached double garage with twin electric doors and large loft area above. To the side of the driveway are well-maintained gardens stocked with a variety of mature shrubs and well-maintained hedging. Side access leads to the stunning rear gardens being mostly laid to lawn and stocked with an incredible variety of specimen trees, shrubs and well-stocked flower borders. The gardens are simply breathtaking and have been cleverly landscaped to enjoy the favourable south-south-west aspect. Within the gardens is a home office/summer house, workshop and various seating areas including a fabulous paved terrace part beneath an oak pergola, creating an ideal area for outdoor entertaining and al-fresco dining. All in just under half an acre.

Location
The property enjoys a delightful setting close to the heart of the village. Elmswell is some eight miles to the east of Bury St. Edmunds and just to the north of the A14 dual carriageway which provides fast access to Ipswich, the East Coast, Bury St. Edmunds, Cambridge, the Midlands and London via the M11. Local amenities include supermarket, pharmacy, vets, fish and chip shop, Chinese, two

- Well-crafted individual home
- Incredible landscaped gardens
- Beautifully presented accommodation
- Extensive vehicle parking and garaging
- Large reception hall, cloakroom, utility
- Sitting room, dining room
- Breathtaking part vaulted kitchen breakfast room
- Four spacious bedrooms
- Two luxurious bathrooms
- Well-served village setting with convenient access to Bury St Edmunds

hairdressers, library, Post Office, public houses, parish church, preschool, primary and secondary education facilities as well as a train station. An Intercity rail service operates from Stowmarket about six miles away.

Directions
When entering Elmswell along Church Road from the direction of Bury St Edmunds and the A14, the entrance leading to the property will be found on the right-hand side.

Services
Mains electricity and water are connected. Private drainage. Bathroom and en-suite have underfloor heating. Gas fired radiator central heating. Council Tax Band F. EPC Rating: C.

