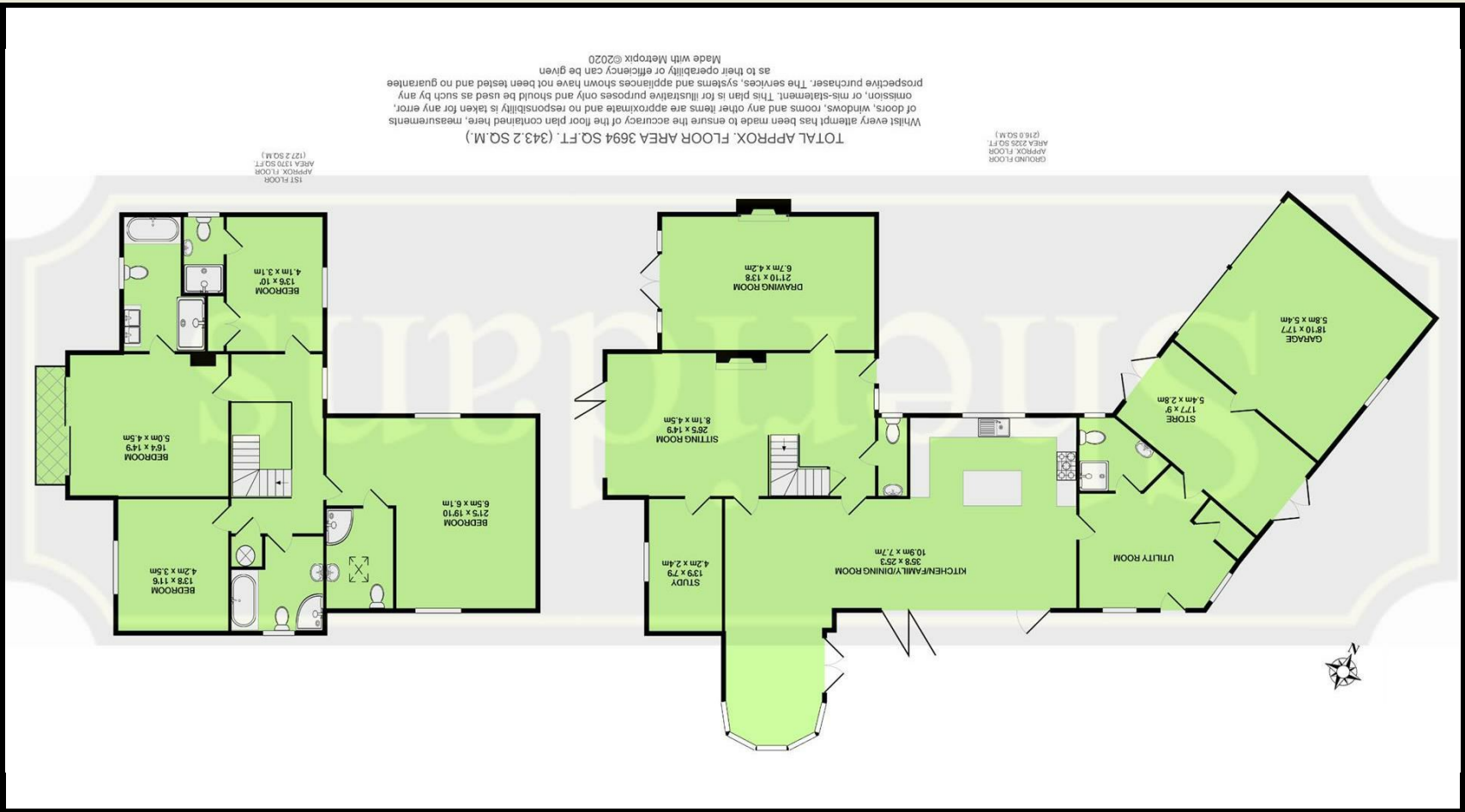




St Johns Close, Church Road, Elmswell



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower running costs	
Current	84
Target	89
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO2 emissions	
Current	85
Target	90



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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.



St Johns Close, Church Road, Elmswell IP30 9DY

Guide Price £975,000

Constructed in summer 2020 to a particularly high standard, this outstanding brand new family home provides spacious and well-crafted accommodation, complemented by generous south facing gardens, whilst situated within the popular and well served village of Elmswell.

Lukes View is one of only four outstanding properties that form this exclusive superior development in a desirable setting in one of the area's most popular villages, providing excellent access to the A14 Dual Carriageway and the historic market town of Bury St Edmunds. Quality features include beautifully equipped kitchen, stylish bathrooms, rendered and brick elevations with large first floor balcony, fine oak staircase, stone fireplaces with wood burning stoves and oak internal doors, to create a house of considerable character, with all the benefits of modern living such as underfloor heating (on ground floor, radiators on first floor) and the energy efficiency that comes with a newly constructed home.

The beautifully arranged accommodation currently in brief comprises; entrance door opening to Reception Hall: with a fine oak staircase off to first floor and open to the Sitting Room: with fireplace and stove, stylish bi-fold doors opening to gardens and terrace. Drawing Room: a stunning reception with fireplace and French windows to gardens. Study: with window to side. Cloakroom: with WC and wash basin. Kitchen/Family/ Dining Room: extending to more than 35ft in length, the buyer can choose their own kitchen (see agent's note), spacious dining and family area with French windows and stylish bi-fold doors opening to gardens. Utility: with cupboard, doors to garden, Shower Room and Store (see agent's note) and adjoining garaging.

On the first floor is a spacious galleried landing, stunning master suite with balcony providing wonderful views across the gardens and adjacent woodland. Three further generous bedrooms, two with en-suites and a family bathroom completes the accommodation.

Outside

The house is approached through a pair of brick and stone piers opening to a sweeping brick paved driveway providing extensive vehicle parking, turning space and access to the garaging and store. The gardens are of a generous size with well maintained lawns extending to the front, side and rear of the house. There is a large Indian Sandstone terrace providing an ideal area for outdoor entertaining, a magnificent Cedar tree and gateway opening to a charming wooded copse " Lukes Wood". All in about half an acre (subject to survey).

Location

The well served village of 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 (within approx 1.3km) include supermarket, pharmacy, vets, fish and chip shop, Chinese, two 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 to St Johns Close, will be found further on the right hand side.

- Reception hall with oak staircase opening to Sitting room with fireplace
- Drawing room
- Study
- Huge kitchen/family/dining room
- Utility, cloakroom, shower room
- Vaulted master suite with balcony
- Galleried landing
- Three further bedrooms (two en-suite), family bathroom
- Expansive driveway with garaging and store/potential annexe accommodation
- Generous private gardens next to small wooded copse

Services

Mains electricity, water and drainage are connected. Air Source underfloor and first floor radiator central heating. Property will be sold with benefit of a NHBC guarantee.

Agent's note

The buyer will be able to chose their own kitchen to be installed in line with PC sum to be advised. There is space for a staircase in the store area adjoining the utility room, to access the roof space above the store and garaging to provide further accommodation. (subject to planning permission).

