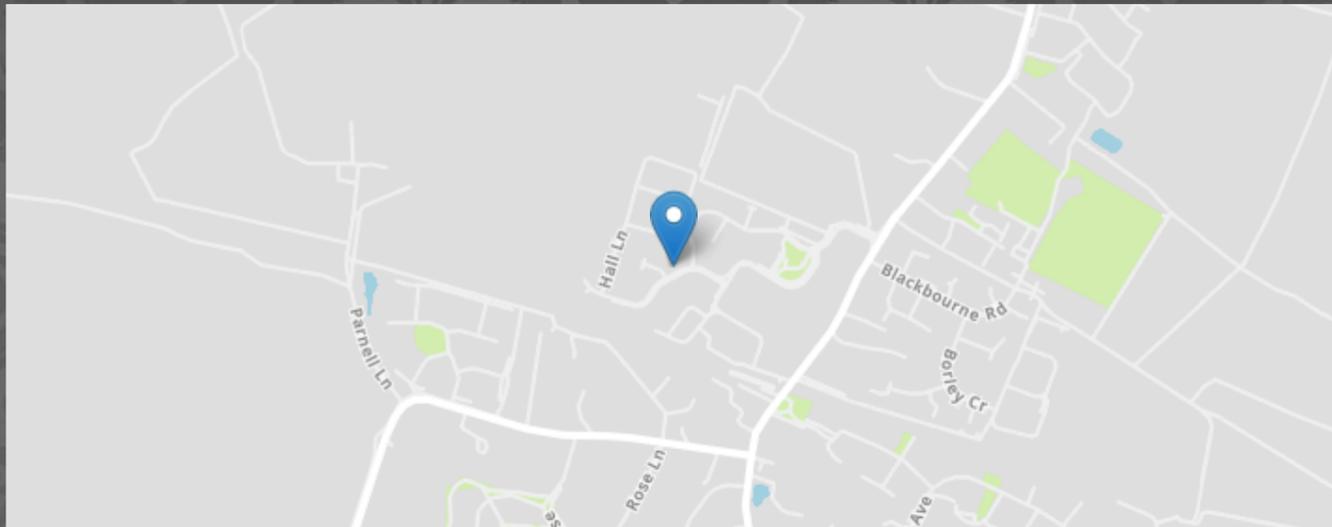


Hall Lane, Elmswell, Bury St Edmunds



MARKS & MANN



- DRIVEWAY PARKING
- TWO GENEROUS DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- VENDOR HAS FOUND ONWARDS
- MODERN SHAKER-STYLE KITCHEN
- ENCLOSED REAR GARDEN
- IDEAL DOWNSIZER OR LOW-MAINTENANCE HOME

Hall Lane, Elmswell, Bury St Edmunds

VENDOR HAS FOUND ONWARDS

Occupying a pleasant position within the popular village of Elmswell, this well-presented two-bedroom detached bungalow offers spacious, single-level living with driveway parking and a generous rear garden — ideal for downsizers, professionals or those seeking a low-maintenance lifestyle. Extending to approximately 698 sq. ft., the property provides well-balanced accommodation including a bright and generous lounge, modern kitchen, two excellent double bedrooms and a contemporary bathroom. The layout is practical and accessible, with all rooms arranged off a central hallway. Externally, the bungalow continues to impress with an enclosed rear garden offering both patio and lawn areas, along with off-road parking to the front. Ready to move straight into and offering excellent village connectivity, this is a fantastic opportunity to secure a detached home in a highly regarded Suffolk location.

£255,000 Guide Price

MARKS & MANN

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ENTRANCE HALLWAY

A welcoming central hallway providing access to all principal rooms. Finished with wood-effect flooring, the space feels bright and well-maintained, offering practical circulation throughout the bungalow. There is useful storage space and loft access, enhancing functionality.

LOUNGE

A spacious and comfortable reception room positioned to the front of the property. The large double glazed window allows excellent natural light, creating a bright yet cosy living environment. The room comfortably accommodates substantial lounge furniture, media units and additional seating if desired.

KITCHEN

A modern, well-appointed kitchen fitted with a range of contemporary shaker-style wall and base units complemented by work surfaces. The layout provides ample preparation space and storage, along with integrated oven, hob and extractor. There is space for further appliances and a breakfast table if required. Under cabinet lighting. Double glazed window to the rear aspect.

A door provides direct access to the rear garden, making this space practical for everyday living and ideal for summer dining.

BEDROOM ONE

A generous double bedroom positioned to the front aspect. The room easily accommodates a king-size bed and additional freestanding furniture. The large double glazed window enhances the sense of space and light, while neutral décor offers a calm and inviting atmosphere.

BEDROOM TWO

Another well-proportioned double bedroom overlooking the rear garden. Currently arranged as a versatile home office/guest space, this room offers flexibility for buyers — whether as a second bedroom, formal dining room, hobby room or study.

FAMILY BATHROOM

A modern three-piece suite comprising panelled bath with shower over, low-level WC and pedestal wash hand basin. The room is finished in neutral tiling and wood-effect flooring, offering a clean and functional space suitable for both everyday use and guests.

OUTSIDE

FRONT

The property benefits from a driveway providing off-road parking, along with a low-maintenance frontage.

REAR GARDEN

A patio seating area provides the perfect spot for outdoor dining or morning coffee, while the lawned section offers ample space for gardening, pets or family use.

A timber shed provides additional storage, and the fenced boundaries create a secure and private outdoor environment. The garden offers excellent scope for landscaping or further enhancement if desired, while remaining very manageable in its current layout.

LOCATION

Hall Lane is situated within the well-served village of Elmswell, located between Stowmarket and Bury St Edmunds. The village benefits from a strong range of amenities including a railway station with direct links to Ipswich and Cambridge, local shops, schooling, public houses and recreational facilities.

The A14 is easily accessible, providing convenient road connections across the region. Elmswell remains highly sought-after due to its excellent transport links combined with village charm and community feel.

Important information

Tenure – Freehold (there may be site charges)

Services – We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - B

EPC rating - C

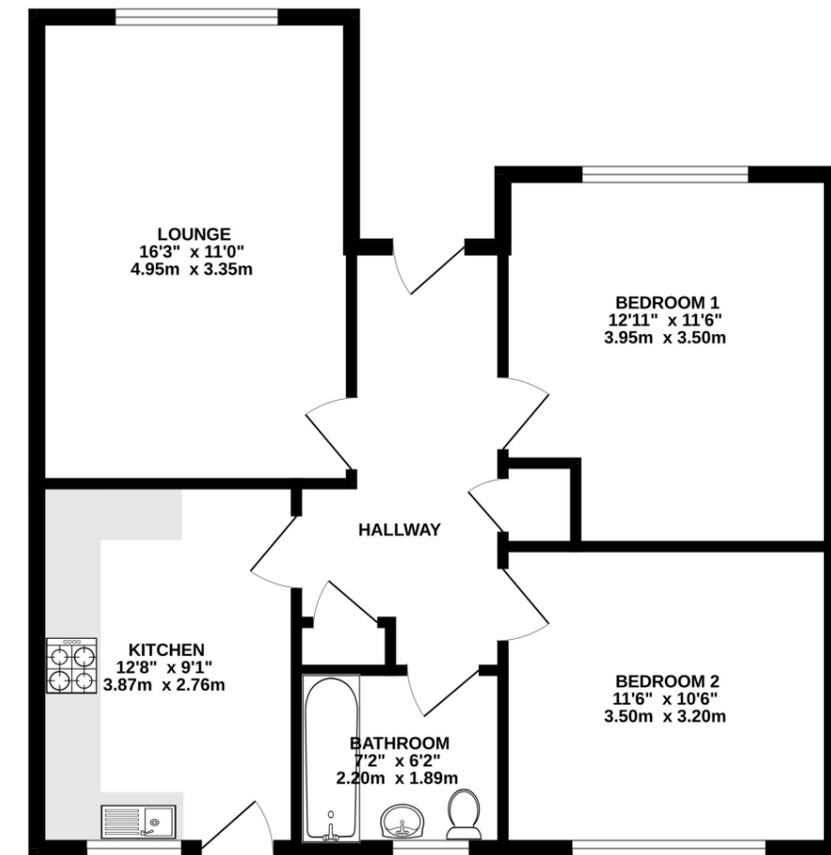
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR 698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	