



**AN EXCEPTIONAL MODERN HOUSE WITH SOUTH-FACING GARDEN AND OUTBUILDING/STUDIO, WITHIN THIS WELL-SERVED VILLAGE**

The Cherries, Cross Street, Elmswell, Bury St Edmunds, Suffolk IP33 2DS

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ESTABLISHED 1966



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## The Cherries Cross Street Elmswell Suffolk IP33 2DS

- *Stowmarket Mainline 5 miles*
- *Bury St Edmunds 10 miles*
- *Ipswich 19 miles*

SITTING ROOM • DINING ROOM • KITCHEN • CLOAKROOM •  
3 BEDROOMS • UPDATED BATHROOM • LARGE MATURE  
GARDEN • PARKING • GARAGING • **ALL IN 0.34-ACRE**

Situated within this well-served village, The Cherries is a modern individual home built to a high-quality standard of traditional construction, with red-brick elevations under a slate tiled roofline.

The property cleverly blends contemporary nuances with fine materials and craftsmanship, with notable features including underfloor heating to ground floor via Air-Source heating, triple glazed windows and Mechanical Ventilation with Heat Recovery (MVHR) ensuring improved air quality and efficiency.

The Cherries provides light-and-airy accommodation that extends to around 1,650ft<sup>2</sup>, arranged over two floors comprising large reception hall with tiled floors, cloakroom and glazed doors to the kitchen/breakfast room, which is fitted with a modern range of handleless base and eye level units, induction hob with extractor, double oven, matching island with inset sink and breakfast bar, bi-fold doors to the south-facing garden.

The sitting room benefits from double aspect, tiled floors and painted panelling. The utility room is well-equipped with further storage and worktop, sink unit and door to the side/driveway.

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**Guide: £565,000** (*Freehold*)



On the first floor is a spacious landing with Velux roof window and staircase with glazed panels. The principal bedroom benefits from a double aspect and dressing room, extensively fitted with hanging space, drawers and dressing table. The en suite bathroom is fitted with a luxurious suite, with tiled floors and walls, walk-in shower with screen, low-level WC and vanity wash basin.

There are two further double bedrooms, both served by the family bathroom, fitted with a high-quality suite comprising freestanding bath, separate shower cubicle, vanity wash basin and low-level WC.

### Outside

The Cherries is approached from Cross Street onto a shared driveway, leading onto its gravelled driveway with parking for two vehicles. The main garden is enclosed by close-panelled fencing, enjoying a southerly orientation with large garden terrace, lawned garden and pathway to an outbuilding/garden studio, which extends to around 200ft<sup>2</sup> with radiator, glazed doors and window. Adjoining the outbuilding is a purpose-built Japanese koi carp pond and pergola, which could equally be reconfigured for hot-tub or further terrace seating area.

### Services

Mains water, drainage and electricity • Air-source heating • Council Tax Band 'E' • EPC 'B' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

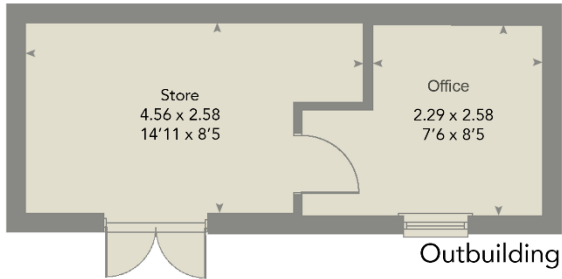
### Location

The Cherries is location within the thriving village of Elmswell, which has a range of amenities including a large Co-op, post office, 2 Public Houses, a café and a fine Medieval Church (St John's). The village has its own railway station and is also within striking distance of the A14, assisting the commuter to Ipswich, Bury St Edmunds and Cambridge. Nearby Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. Bury boasts prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay.

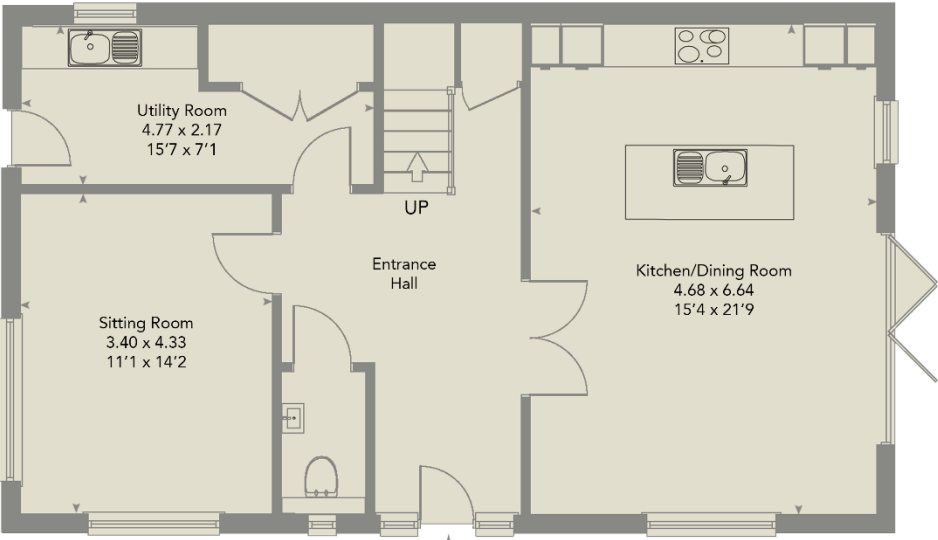
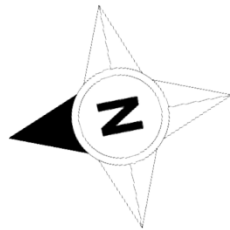
**What3words:** *drips.starfish.playing*



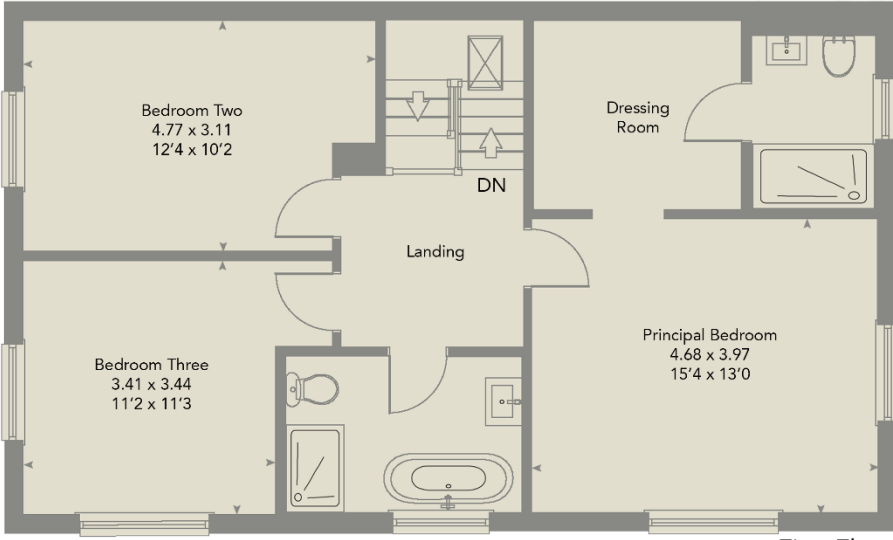
Approximate Gross Internal Area = 153 m<sup>2</sup> / 1647 ft<sup>2</sup>  
 Outbuilding = 18 m<sup>2</sup> / 194 ft<sup>2</sup>  
 Total = 171 m<sup>2</sup> / 1841 ft<sup>2</sup>  
 For identification purposes only - Not to scale



Outbuilding



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements 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.  
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