



Rose Acre New Road, Elmswell
£595,000

Rose Acre New Road

Elmswell, Bury St. Edmunds

This magnificent five-bedroom detached Edwardian home is a rare opportunity to own a property of true character and distinction. Set on approximately 0.28 acres (stms) of beautifully established private gardens, this exceptional residence boasts an abundance of space both inside and out. Thoughtfully designed with four generous reception rooms, a traditional kitchen/breakfast room, and five well-proportioned bedrooms, the home provides versatility for modern family life while retaining an abundance of period features. Located in the well-connected village of Elmswell, the property benefits from excellent local amenities and transport links, making it an ideal setting for families and commuters alike. Its deep shingle driveway offers ample off-street parking, leading to a garage and a large brick-built outbuilding, perfect for additional storage, a home office, or a workshop.

The Location

Rose Acre on New Road, Elmswell (IP30) offers a prime location with excellent transport connections and a wealth of local amenities. The village benefits from a direct rail link, making commuting effortless, while bus services provide easy access to surrounding areas. Everyday essentials are covered with a Co-op supermarket, a well-regarded local butcher, and a selection of pre-schools for young families.





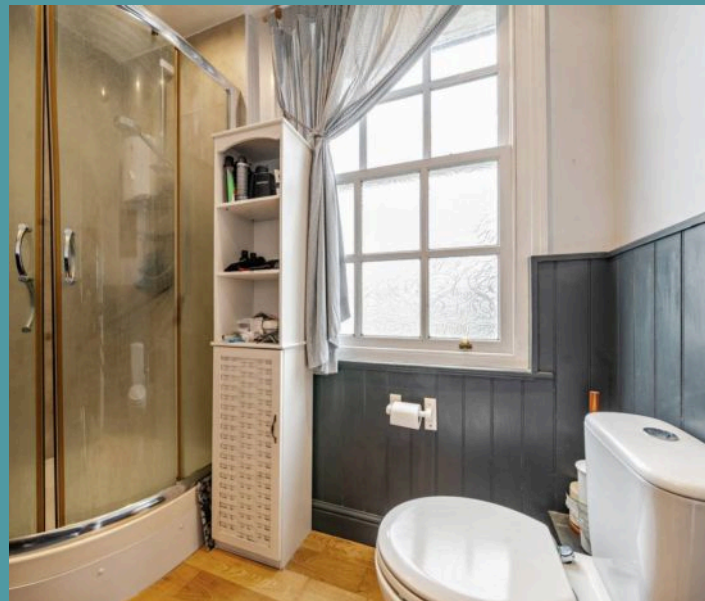
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Rose Acre, New Road

Stepping into the grand entrance hallway, you're greeted by stunning wood panelling, high ceilings, and an elegant tiled floor, setting the tone for the character throughout. A wide staircase with under-stair storage leads to the first floor, while an inner hallway connects to the main living areas.

The main sitting room is warm and inviting, featuring a bay window that fills the space with natural light. A brick fireplace with an open hearth adds charm, while fitted shelves and cupboards provide practical storage. A separate snug, with French doors opening onto a terrace, offers a relaxed family space, complemented by a large rear-facing window. The formal dining room impresses with its high ceilings, open fireplace, and sash window overlooking the front garden. The study, with double-aspect sash windows and a decorative fireplace, is an ideal home office or reading nook. The traditional-style kitchen/breakfast room boasts a butler sink, ample storage, and a built-in double oven with an induction hob, with double-aspect windows offering garden views.





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Adjoining the kitchen, the utility room provides extra storage, appliance space, and garden access via a stable door. A rear porch and ground-floor cloakroom with a WC complete this level.

Upstairs, the generous landing is brightened by a sash window. The principal bedroom stands out with three fitted double wardrobes, an open fireplace, and double-aspect sash windows. Its en-suite features stylish wood panelling, a vanity basin, a shower cubicle, and a heated towel rail. The additional four bedrooms are full of character and well-proportioned, with bedroom two being particularly spacious. The family bathroom is beautifully presented with a roll-top bath, separate shower, vanity basin, and WC, plus a double airing cupboard for storage.

Outside, the home enjoys a large front and rear garden, offering privacy and plenty of outdoor space. A hedge archway leads to the entrance, while the deep shingle driveway provides ample off-street parking. The rear garden, mainly laid to lawn, includes two seating areas: a large patio and a side shingle space. A brick outbuilding offers potential as a workshop or home office, while the garage with power and double-door access provides practical storage or vehicle space.

Agents Note

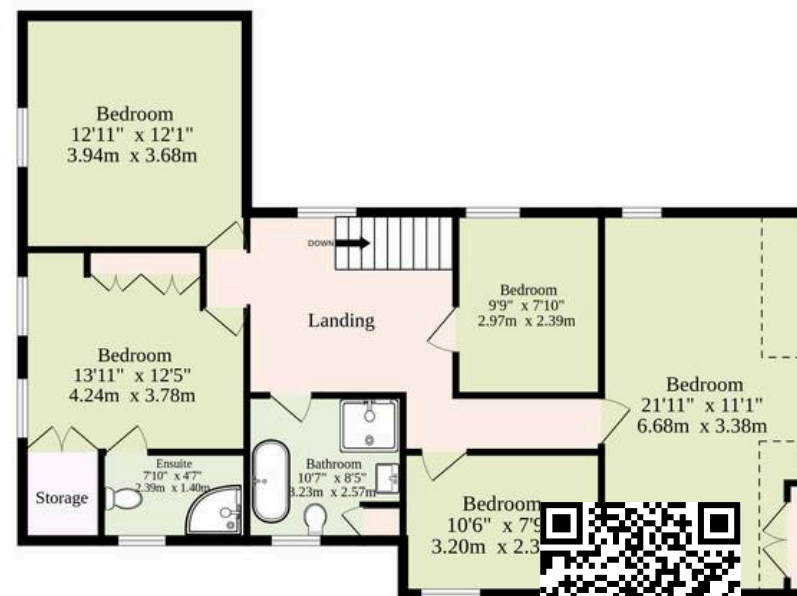
Sold Freehold

Connected to all mains services.

Ground Floor
1608 sq.ft. (149.4 sq.m.) approx.



1st Floor
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2670 sq.ft. (248.1 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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