



1 Borley Crescent, Elmswell

Bury St. Edmunds



Minors & Brady

1 Borley Crescent

Elmswell, Bury St. Edmunds

Set on a prominent corner plot in the well-connected Suffolk village of Elmswell, this detached home offers an appealing blend of space, comfort, and flexibility for modern family life. Inside, light-filled rooms flow effortlessly from a welcoming entrance hall to a generous sitting room with feature fireplace, a practical kitchen with adjoining utility, and a versatile study perfect for remote work or play. Upstairs, four spacious bedrooms include a principal suite with en-suite shower room, while the family bathroom caters easily to busy mornings. Outside, a landscaped rear garden provides a private space that can be personalised, complemented by a double garage and ample driveway parking.



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1 Borley Crescent

Elmswell, Bury St. Edmunds

- Detached residence proudly positioned on a substantial corner plot in the Suffolk village of Elmswell
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Large sitting room accentuated by double-aspect windows and a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen equipped with wall and base cabinetry, an integrated oven, a ceramic hob, under-counter areas for appliances and a functional utility room
- A versatile study with the option to be a snug, a playroom for families or an additional bedroom if required
- Four bedrooms with built-in wardrobes, a private en-suite and a family bathroom
- A private, well-maintained garden featuring a laid to lawn, mature trees and plenty of space for a storage shed or a summerhouse
- A paved driveway providing off-road parking and a double garage for storage options



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Location

Borley Crescent is a peaceful cul-de-sac in the heart of Elmswell, a charming village in rural Suffolk. Elmswell showcases a well-equipped village centre, providing residents with a range of local shops and services. The nearby Sainsbury's Local is perfect for everyday groceries, while independent retailers offer a variety of goods. For more extensive shopping needs, the historic market town of Bury St Edmunds is just a short drive away, offering a wider selection of shops, restaurants, and cultural attractions.

Families will appreciate the proximity to Elmswell Community Primary School, located approximately 340 yards from Borley Crescent. This school serves the local community and is complemented by other nearby primary schools, such as Woolpit Primary Academy, situated about 1.4 miles away. For secondary education, options include Stowmarket High School and Thurston Community College, both within a few miles' radius, providing a range of educational choices for older students.

Elmswell is well-connected by public transport, with Elmswell railway station just a short walk or cycle ride from Borley Crescent. The station offers direct services to Ipswich, Bury St Edmunds, Cambridge, and Peterborough, operating approximately every 60 minutes, making commuting straightforward. For those traveling by car, the A14 is easily accessible, providing convenient routes to surrounding areas.

Living in Borley Crescent offers a peaceful, village lifestyle with the convenience of modern amenities. The surrounding countryside provides opportunities for outdoor activities such as walking and cycling, while the nearby towns offer additional cultural and recreational options. Whether you're enjoying a quiet evening at home or exploring the local area, Borley Crescent provides a welcoming and well-connected base.

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Upon arrival, the home immediately impresses with its curb appeal, a manicured front garden enclosed by a traditional picket fence, complemented by a paved driveway for off-road parking and a double garage for storage options.

The entrance hall exudes a welcoming sense of space, enhanced by soft natural light and quality finishes that continue throughout the home. A cloakroom/WC sits discreetly off the hallway for guests and family. At the heart of the home lies the sitting room, a beautifully proportioned space defined by dual-aspect windows. A decorative feature fireplace adds a focal point of warmth, creating the perfect backdrop for relaxed evenings or entertaining.

The kitchen offers both style and functionality, featuring a comprehensive range of wall and base cabinetry, integrated oven, ceramic hob, and ample under-counter appliance space. This culinary hub flows effortlessly into the utility room, providing a dedicated area for household management, additional storage, and external access, ideal for busy family life.



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A versatile study provides a flexible environment to suit evolving needs. Whether envisioned as a private home office, a snug, a children's playroom, or an occasional guest bedroom, the room enhances the property's adaptability.

The first floor reveals four bedrooms, each offering generous dimensions and built-in wardrobes to maximize storage and ease of living. The principal suite is complete with a private en-suite shower room, while the remaining bedrooms are served by a large family bathroom.

Externally, the property continues to impress. The enclosed rear garden is thoughtfully landscaped with a neat expanse of lawn, mature trees, and ample space for a storage shed or a summerhouse, inviting endless opportunities for outdoor enjoyment.

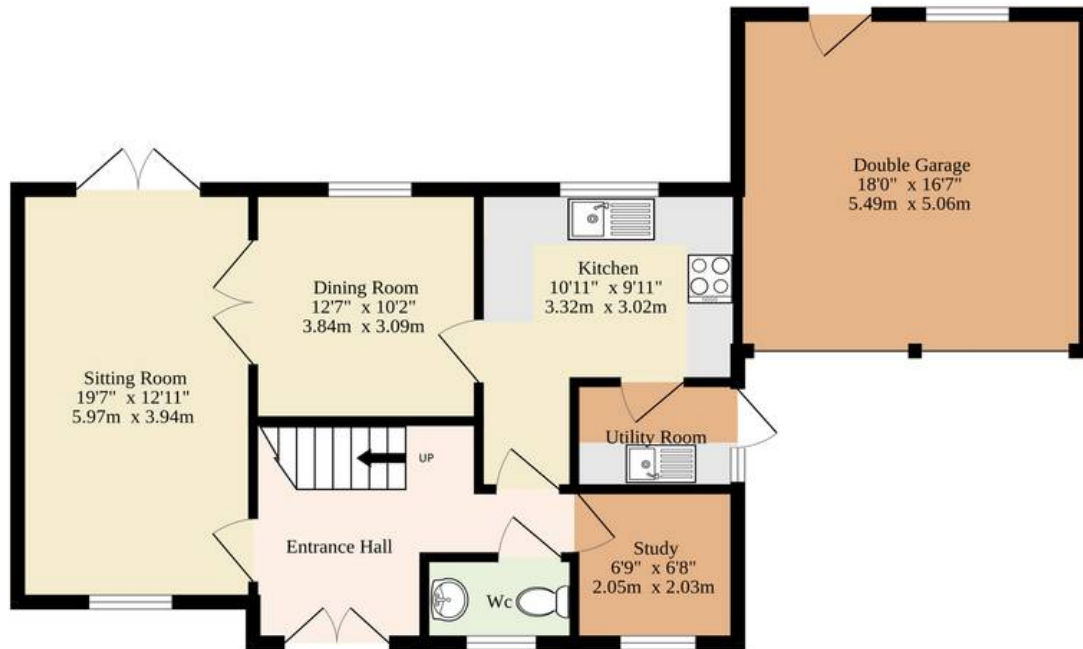
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Freehold

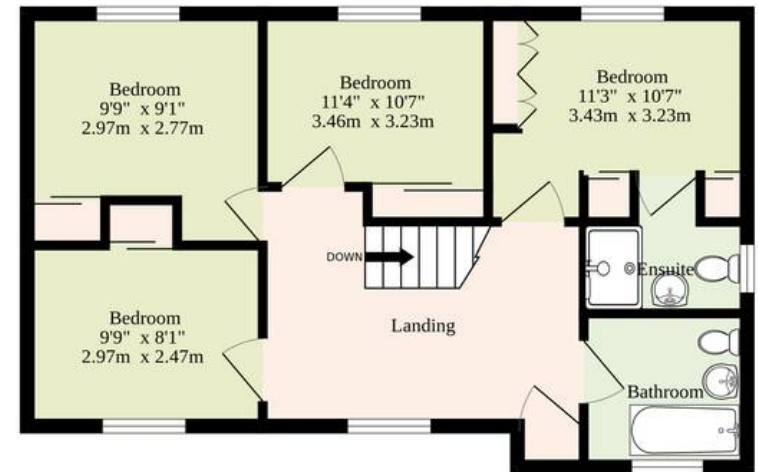


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Ground Floor
1002 sq.ft. (93.1 sq.m.) approx.



1st Floor
748 sq.ft. (69.5 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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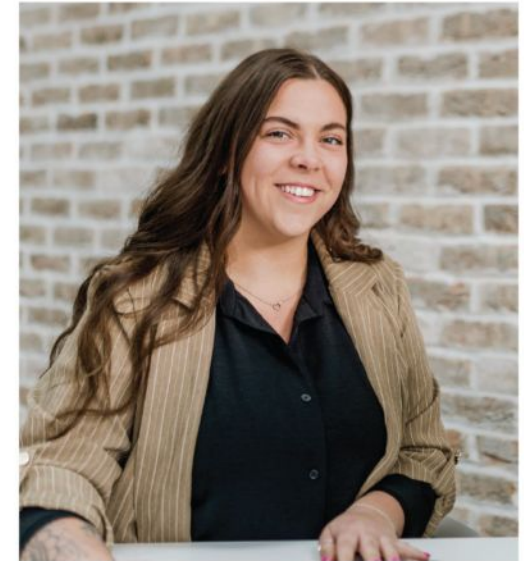
Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
Property Consultant



Meet *Anya*
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