

Summary

CHAIN FREE PROPERTY! A spacious 3 bedroom detached family home located in the popular village of Elmswell with garage & driveway. This spacious home boasts a lovely size kitchen/diner, utility room, living room and cloakroom. On the first floor there are 3 good size bedrooms and a family bathroom. Located within walking distance of train station and amenities, this is a property we highly recommend arranging a viewing on.

Description

Approximate Room Sizes

ENTRANCE HALL Doors leading to the Kitchen/Diner, Conservatory, Sitting room, Downstairs WC, Storage under the stairs and stairs leading to the upper floor.

KITCHEN/DINER 16' 1" x 13' 8" (4.9m x 4.17m) Stunning modern kitchen, with granite work tops and glass splash backs throughout. Built in appliances and plenty of unique storage spaces. Window to front and rear aspect. Door way leading to utility room.

UTILITY ROOM 6' 2" x 14' 9" (1.88m x 4.5m) Large utility area with sink and storage areas. Door leading to the rear garden.

LOUNGE 18' 3" x 16' 1" (5.56m x 4.9m) Large family sitting room, with a beautiful wood burner. Large window to front and rear aspect allowing for plenty of natural light.

WC 5' x 3' 6" (1.52m x 1.07m) Low level WC, wash hand basin, modern units with tiled walls and infinity mirror.

CONSERVATORY 5' 9" x 9' 10" (1.75m x 3m)

LANDING Large landing with enough space for a home office. There are doors leading to the master bedroom, bedroom 2 and 3. Also the family bathroom.

MASTER BEDROOM 14' 7" x 11' 10" (4.44m x 3.61m) Large double bedroom, window to front aspect over looking the green. Single built in storage cupboard and large double airing cupboard.

BEDROOM 2 14' 8" x 9' 8" (4.47m x 2.95m) Double bedroom with window to front of the property and single built in wardrobe.

BEDROOM 3 11' 5" x 7' 10" (3.5m x 2.4m) Double room with window to the rear with a single built in wardrobe.

FAMILY BATHROOM 5' 9" x 9' 10" (1.75m x 3m) Good sized family bathroom, with shower above the bath. Frosted window to the side aspect.

OUTSIDE The rear garden has a patio area with the remainder being laid mainly to lawn and a pathway leading to the single garage. The garden is enclosed by fencing. Designated car parking space to the rear of the property.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

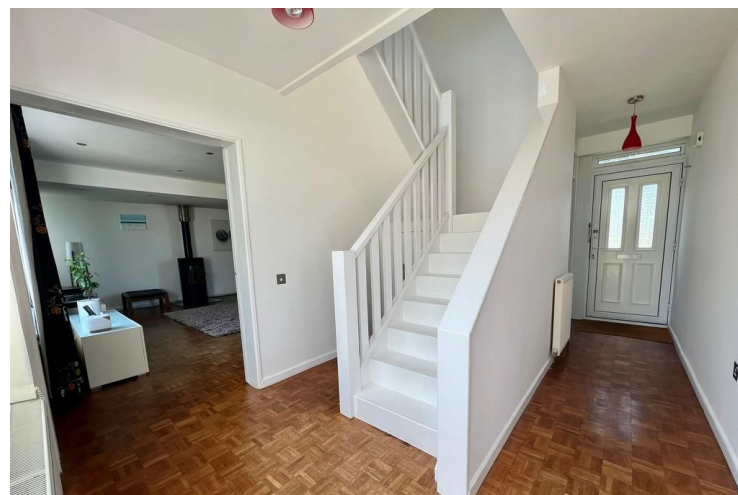
Services – Gas Central Heating

Post Code – IP30 9EJ

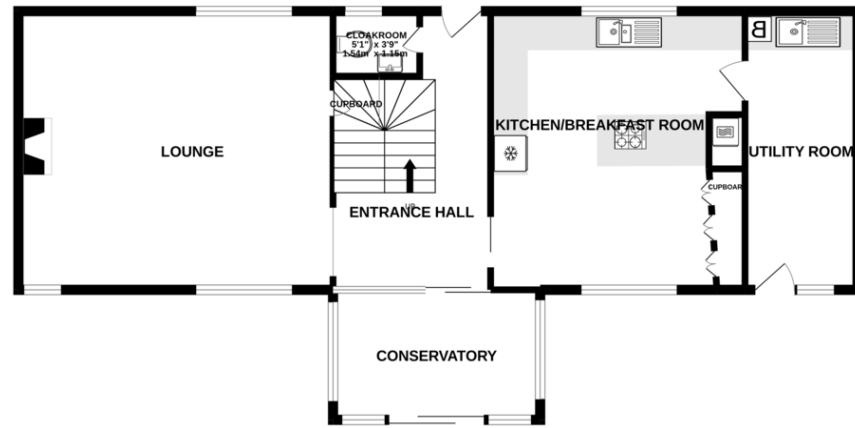
Viewings by appointment

Bychoice Estate Agents

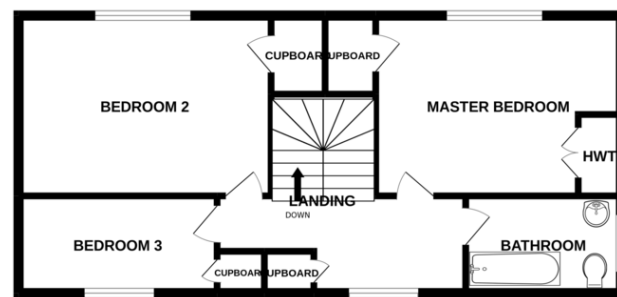
Tel: 01284 769598



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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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If you would like to speak to one of our mortgage advisors call now – 01284 769598

Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
67	

Pightle Close | Elmswell | IP30 9EJ

£375,000

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- Chain Free Property
- Spacious Home
- Detached
- Garage & Parking
- Close to Amenities and Train Station
- Good Size Garden