

Summary

NO CHAIN! A lovely size 3 bedroom detached bungalow with garage & driveway located in the heart of Elmswell and close to shops. This well presented home boasts a large living room, modern kitchen with dining room, shower room & established gardens. Viewing is highly recommended!

Description

Approximate Room Sizes

ENTRANCE HALL UPVC glazed door into the spacious internal hallway, which provides access to all of the internal rooms, radiator, loft access (which is boarded), two storage cupboards, one of which is housing the hot water cylinder.

LIVING ROOM 19' 3" x 12' 8" (5.87m x 3.86m)
Dual aspect living room with double glazed windows to front and side, fire place with woodburner, slate plinth and brick surround, two radiators.

DINING ROOM 12' 5" x 12' 4" (3.78m x 3.76m)
A great size dining room, ideal for entertaining. Double glazed window to rear, door to boot room, spaces for fridge/freezer's. Cupboard

housing boiler (installed November 2022), radiator.

KITCHEN 12' 5" x 6' 0" (3.78m x 1.83m) Modern kitchen boasting a range of wall and base units with wood effect work surfaces over and complimentary tiled splashbacks. Inset sink with drainer and mixer tap over. Integrated electric hob with extractor over, eye level oven and grill. Space and plumbing for dishwasher/washing machine.

BOOT ROOM 10' 0" x 6' 0" (3.05m x 1.83m) Triple aspect UPVC space with plumbing for washing machine, power and lighting, access to rear garden.

BEDROOM ONE 13' 0" x 12' 0" (3.96m x 3.66m)
Double glazed window to front, radiator.

BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed window to rear and radiator.

BEDROOM THREE 12' 8" x 8' 4" (3.86m x 2.54m)
Double glazed window to side and radiator

SHOWER ROOM 7' 6" x 5' 11" (2.29m x 1.8m)
Modern room with fully tiled shower cubicle with electric shower, low level WC, wall mounted sink with mixer over and storage under. Heated towel rail. Obscure double glazed window to rear aspect.

OUTSIDE To the front of the property is drive way providing off road parking for two vehicles, leading to the garage. Pathway leading to the property and front garden laid to lawn with shrub and plant borders.

The rear garden is beautifully presented, and predominantly laid to lawn with attractive patio area, pathway leading to summer house which will remain. Mature borders and shrubs and further pathway leading to end of garden where there is a back gate.

TANDEM GARAGE 25' 11" x 8' 3" (7.9m x 2.51m)
Up and over door, personal door leading to garden and window, power and lighting.

Additional Information

Local Authority – Mid Suffolk District Council
Council Tax Band – C
Tenure – Freehold
Services – Gas Central Heating
Post Code – IP30 9DY

Viewings by appointment
Bychoice Estate Agents
Tel: 01284 769598





This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings 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.



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		

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

Church Road | Elmswell | IP30 9DY

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Offers Over £350,000

- No Onward Chain
- Large Garden
- Close to Amenities
- Garage and Driveway
- Extended Bungalow
- Non Estate Location
- Gas Central Heating