

## Summary

Elmswell offers an excellent range of local facilities including a train station, primary school, shop, post office, public house and church. Elmswell also provides excellent access to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket provides a main line rail link to London's Liverpool Street Station.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed entrance door, stairs ascending, radiator, large cupboard

**GROUND FLOOR CLOAKROOM** Double glazed window to front, radiator, W/C, wash hand basin with splashback

**LIVING ROOM** 13' x 11' 6" (3.96m x 3.51m)  
Double glazed window to front, radiator, log burner with tiled hearth

**KITCHEN** 17' 6" x 9' 8" (5.33m x 2.95m) Double glazed window to rear and patio sliding doors to rear, range of wall and base units with work surfaces over incorporating stainless steel sink with mixer tap over, electric hob with extractor over, eye level double oven, spaces for under counter fridge and washing machine

**CONSERVATORY** 9' 7" x 9' 2" (2.92m x 2.79m)  
Fully double glazed with french doors to rear and door to side, radiator

**LANDING** Double glazed window to side, loft access (loft is boarded with ladder), large airing cupboard with hot water cylinder

**MASTER BEDROOM** 12' 6" x 8' 6" (3.81m x 2.59m)  
Double glazed window to front, radiator, built in wardrobes

**BEDROOM TWO** 11' 9" x 11' 4" (3.58m x 3.45m)  
Double glazed window to rear, radiator

**BEDROOM THREE** 8' 9" x 8' 9" (2.67m x 2.67m)  
Double glazed window to front, radiator

**OUTSIDE** To the front the garden is laid to lawn with flower and shrub border, path leading to the property, newly laid driveway providing ample off road parking.

Garage with up and over door, power and lighting. Brick built outbuilding behind the garage.

The rear garden commences with paved patio area, path leading down the garden. Garden is laid to law with flower borders and enclosed by wood panel fencing.

## Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Central Heating

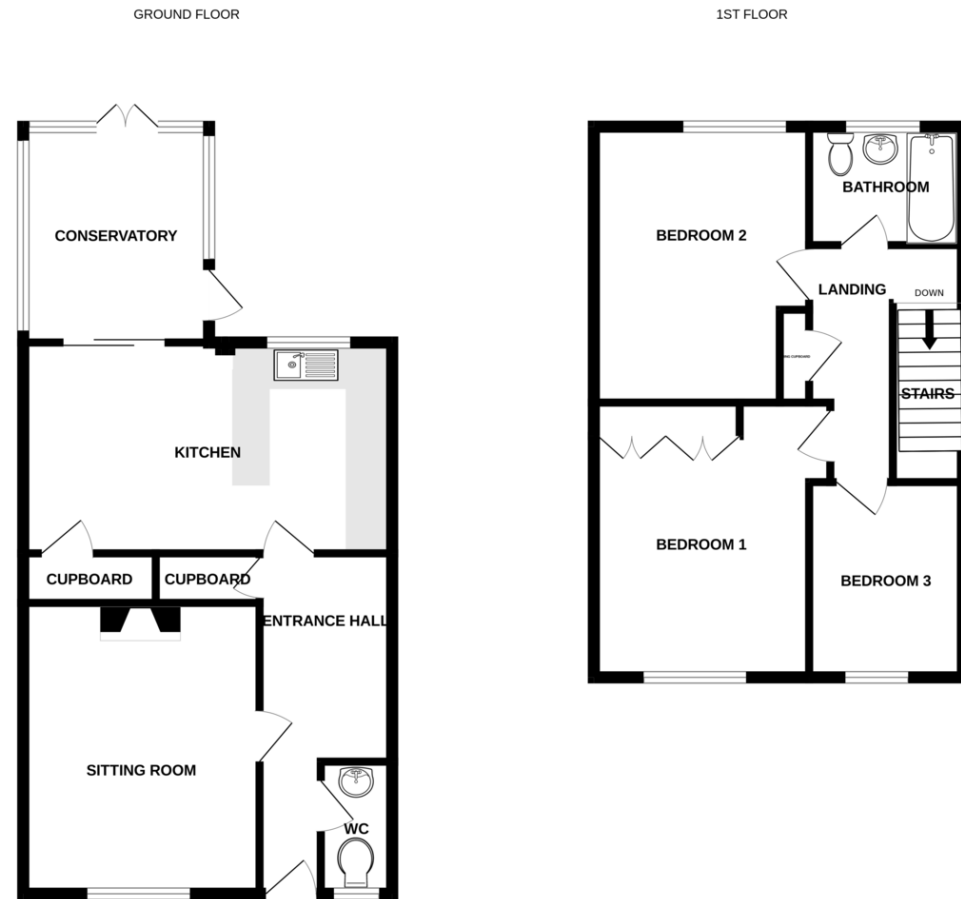
Post Code – IP30 9DL

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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. Made with Metropix ©2023



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.

EPC TO FOLLOW



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Miller Close | Elmswell | IP30 9DL

Rarely available in Miller Close is this 3 bedroom semi detached home with garage & driveway, living room with log burner, kitchen/diner, conservatory, ground floor cloakroom and established gardens. Ideally located within walking distance to shops, school and train line. Viewing is highly recommended to appreciate the size of this home.

£275,000

- 3 Bedroom Family Home
- Garage & Driveway
- Good Size Kitchen/Diner
- Conservatory
- Popular Location
- Close To Amenities
- Gas Central Heating