



£290,000

Ruach House, New Road, Elmswell, Bury St. Edmunds, IP30 9BT

Bucks Property Agents are pleased to offer for sale this immaculately presented **THREE BEDROOM** property benefiting from **GAS RADIATOR** central heating and **SEALED UNIT DOUBLE GLAZING**. Ruach House was built approximately twelve years ago to the highest of standards to include a **KITCHEN/DINING** room, **CONSERVATORY**, **SITTING** room, **THREE GOOD SIZED BEDROOMS** and **EN SUITE** to the master bedroom. There is a **SINGLE GARAGE** with parking for **THREE VEHICLES**. The property is situated in the popular village of **ELMSWELL** offering many amenities and lying between **Bury St Edmunds & Stowmarket**. The agents recommend an internal inspection at the earliest opportunity to appreciate the accommodation on offer.

The accommodation on offer is as follows:

HALLWAY:

With quarry tiled floor, radiator, under stairs cupboard, window to the front.

WC:

With quarry tiled flooring, window to the front, low level WC, pedestal sink and radiator.

KITCHEN:

With range of high & low level oak units with window to the front, tiled splashbacks, tiled flooring, plumbing for washing machine, integrated dishwasher, gas hob, electric oven, sink and drainer and boiler providing domestic hot water & central heating, housed in cupboard and tongue & groove panelling.

DINING AREA:

With a solid oak flooring, tongue & groove panelling, radiator, and archway to

CONSERVATORY:

With tongue & groove panelling, patio doors to the side leading to a private decked area which is fenced.

SITTING ROOM:(DOUBLE GLAZED DOORS LEADING FROM DINING AREA)

With window to the rear and bay window to the rear with window seat, radiator and TV point.

STAIRS TO THE FIRST FLOOR:

LANDING:

With loft access and radiator.

BEDROOM 1:

With window to the rear and radiator, double and single fitted wardrobes.

EN SUITE:

With shower in separate cubicle, shaver point, vinyl tiles, low level WC, pedestal sink, tiled splashbacks, window to the rear and radiator.

BEDROOM 2:

With double fitted wardrobe, laminate style flooring, window to the front and telephone point and radiator.

BEDROOM 3:

With window to the rear, wardrobes with glass sliding doors, radiator and TV point.

FAMILY BATHROOM:

With newly installed suite comprising double shower in separate cubicle, low level WC, sink in vanity unit, shaving point, vinyl style flooring, heated towel rail, window to the front, airing cupboard housing newly installed hot water tank, tongue & groove panelling.

OUTSIDE:

To the front of the property is a shale area, circular planters with trees, picket fencing, pathway and side gate leading to the rear.

The rear gardens comprise private fenced decking area, patio, lawn, further decked area with gate and are walled and fenced around with climbing plants. There is a workshop with a solid oak floor, power & light connected and a gate giving access to the rear. There is a SINGLE GARAGE with up & over door, personal door to the side, power & light connected and PARKING for THREE VEHICLES.

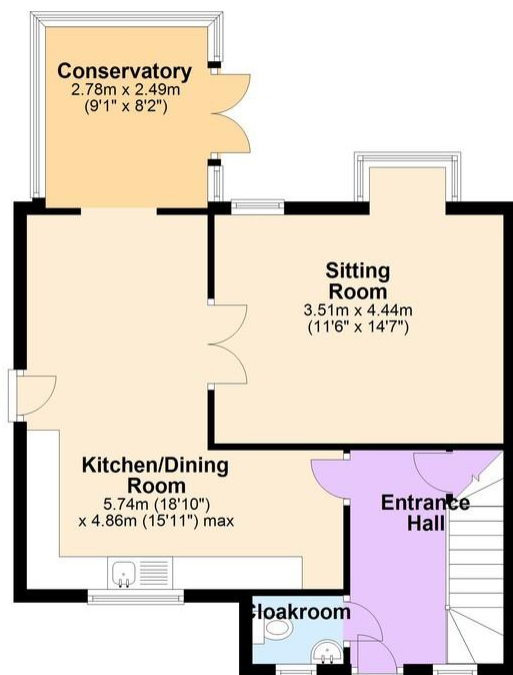
DIRECTIONS

Head East on to Tavern Street B1115, turn left on to Gipping Way A1308. Go over 1 roundabout . At the roundabout take the 2nd exit on to Tot Hill A1308. At the roundabout take the 3rd exit. Continue on to Tot Hill, turn slight left on to Stowmarket Road. Turn right on to Warren Lane. Continue on to New Road where the property can be found marked by a BUCKS for sale board

FLOORPLANS

Ground Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



First Floor

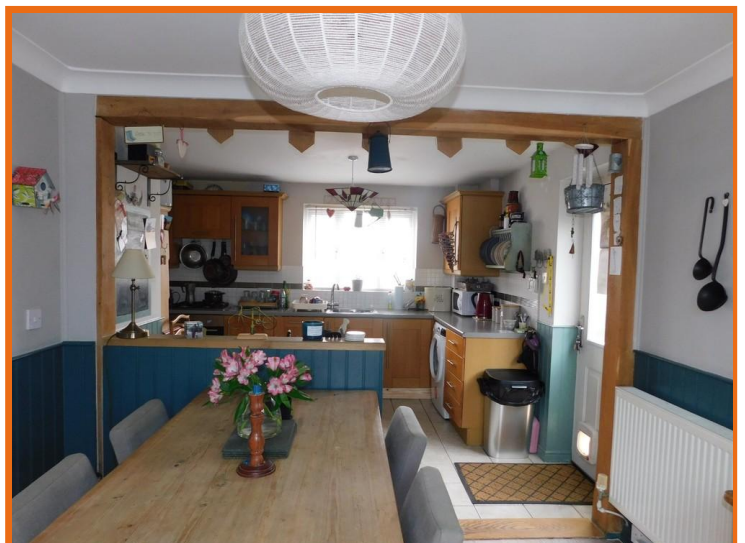
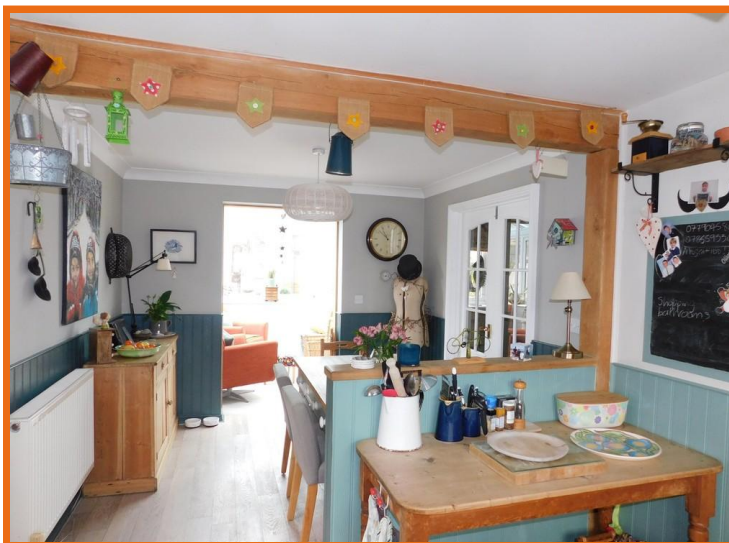
Approx. 45.8 sq. metres (492.9 sq. feet)



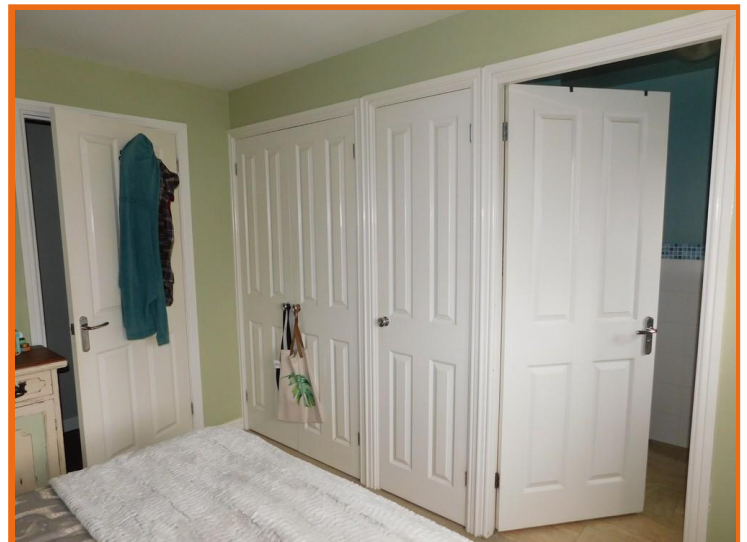
Total area: approx. 99.8 sq. metres (1074.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

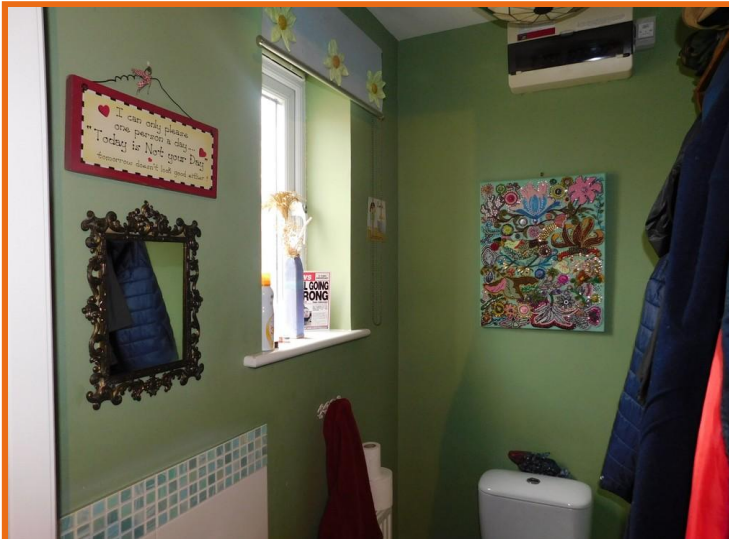
PHOTOGRAPHS

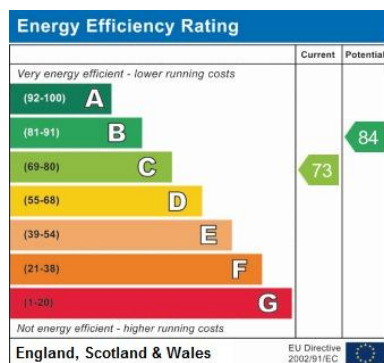


PHOTOGRAPHS

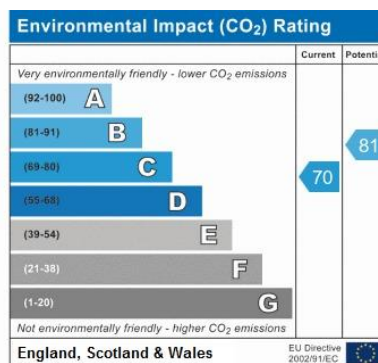


PHOTOGRAPHS





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PROPERTY NOTES



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