

property details **approval form**

43 Hall Lane, Elmswell, Bury St. Edmunds, Suffolk, England, IP30 9JH

Date: 09 May 2024

Property Ref and Version: SMK103786 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £270,000

Tenure: Freehold

>> **key features**

- > Three bedrooms
- > Ensuite, family bathroom and cloakroom
- > Double glazed and gas central heated
- > Enclosed garden
- > NHBC guarantee remaining
- > Popular location
- > Easy access to travel links
- > Off street parking
- > EPC Rating: B

>> **short description**

This three bedroom home boasts a kitchen/diner, lounge and cloakroom on the ground floor and three bedrooms and two bathrooms on the first. Outside there is a fence enclosed garden and off street parking.

>> **long description**

Welcome to your dream home in Elmswell! This charming three bedroom terraced house boasts an ensuite to the master bedroom, a convenient cloakroom, an enclosed garden perfect for relaxation, and two allocated parking spaces. Enjoy easy access to the station, amenities, and excellent road links. Don't miss the opportunity to make this your new sanctuary!

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>> **room description**

Accommodation

Entrance Hall

The property is entered through a part glazed front door into the entrance hallway with stairs to first floor, radiator and vinyl flooring.

Living Room

12' 1" x 8' 8" narrowing to 13' 8" (3.68m x 2.64m narrowing to 4.17m)

Window to front, TV point, radiator and carpeted floor.

Lobby

Under stairs cupboard and vinyl flooring.

Cloakroom

Fitted with a low level WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan and vinyl flooring.

Kitchen

15' 5" x 9' 4" (4.70m x 2.84m)

Window to rear, French doors to rear garden, fitted with a range of wall and base units with rolled edge work surfaces, incorporating a stainless steel single sink and drainer with mixer tap, double electric oven with gas hob and extractor over, integrated fridge freezer, dishwasher and washing machine, under cupboard lighting, radiator and vinyl flooring.

First Floor Landing

Access to loft, radiator and carpeted flooring and doors to;

Bedroom One

9' 7" Plus wardrobes x 9' 1" (2.92m Plus wardrobes x 2.77m)

Window to front, built in wardrobes, radiator and carpeted flooring.

En-Suite

Frosted window to front, fitted with a shower cubicle, low level WC, pedestal wash hand basin with mixer tap, extractor fan, part tiled walls, spotlights, radiator and vinyl flooring.

Bedroom Two

11' 6" x 6' 6" (3.51m x 1.98m)

Window to rear, radiator and carpeted flooring.

Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

Window to rear, built in wardrobe, radiator and carpeted floor.

Family Bathroom

Fitted with a suite comprising a panelled bath with mixer shower spray attachment and glass screen over, low level WC, pedestal wash hand basin with mixer tap, extractor fan, part tiled walls, shaver point, radiator and vinyl flooring.

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

T 01449 614459 **E** stowmarket@williamhbrown.co.uk

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>> **room description**

Outside

Rear Garden

Fence enclosed with rear access gate, patio and lawn areas with flower and shrub borders and path leading to rear.

Parking

Two allocated parking spaces are provided to the front of the property.

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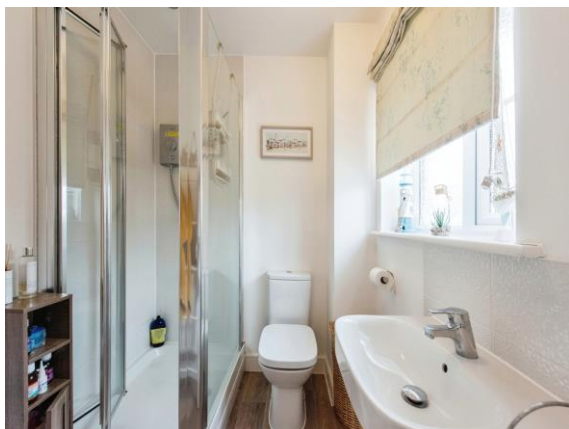
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Jason Hydes

09/05/2024

Mrs J. Goddard

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

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