

property details **approval form**

1 Pyes Meadow, Elmswell, Bury St. Edmunds, Suffolk, IP30 9UF

Date: 13 November 2024

Property Ref and Version: SMK104102 - 0004

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.

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

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

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>> **price**

£345,000

Tenure: Freehold

>> **key features**

- > Three-bedroom detached house
- > Three reception rooms
- > Bathroom, ensuite and cloakroom
- > Attractive rear garden with summer house
- > Hive thermostat-controlled heating
- > Off street parking
- > EPC Rating: D

>> **short description**

This much improved detached house boasts three reception rooms and enclosed garden which are ideal for entertaining and three bedrooms and bathrooms for comfortable living. With off street parking for several cars an early viewing is well advised!

>> **long description**

This charming three-bedroom detached house is located in a picturesque village with excellent transport links. This delightful property boasts a conservatory, utility room, cloakroom, and an ensuite bathroom, providing ample space for comfortable living. With the added luxury of a summer house in a private garden and off-street parking, this home offers both indoor and outdoor relaxation options. Furthermore, its proximity to a convenient train station ensures easy commuting and access to nearby amenities. Don't miss this opportunity to enjoy the perfect blend of village tranquillity and modern convenience in your new dream home!

>> **directions**

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>> **Agent Note**

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>> **room description**

Accommodation

Porch

UPVC construction with entrance door and front door leading to:

Entrance Hall

Window to front, stairs to first floor, coved ceiling, under stairs cupboard, telephone point, radiator and doors to living room, kitchen and downstairs cloakroom.

Living Room

11' 8" x 11' (3.56m x 3.35m)

Window to front, open to dining room, coved ceiling, electric fire and surround, TV point, radiator.

Dining Room

8' 7" x 8' 5" (2.62m x 2.57m)

Open to conservatory and radiator.

Conservatory

17' 4" x 9' (5.28m x 2.74m)

Windows to three sides, French doors to rear garden and radiator.

Kitchen

8' 6" x 16' 8" (2.59m x 5.08m)

Two windows to rear, door to side, fitted with a range of wall and base units with granite tops, inset butler sink with mixer tap, range master oven with extractor over, integrated fridge freezer, dishwasher, space for washing machine, spotlights, wood laminate flooring, radiator and underfloor heating.

Downstairs Cloakroom

Fitted with a vanity sink with mixer tap, low level WC, extractor fan, part tiled walls, radiator and vinyl flooring.

First Floor Landing

Window to side, access to loft, coved ceiling, airing cupboard, doors to bedrooms 1, 2, 3 and bathroom.

Bedroom 1

12' 7" x 9' 5" (3.84m x 2.87m)

Window to rear, fitted wardrobes, coved ceiling, radiator, door to ensuite.

Ensuite

Frosted window to rear, fitted with a suite comprising a shower cubicle, low level WC, vanity sink with mixer tap, coved ceiling, fully tiled walls, towel rail and radiator.

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.87m)

Window to front, fitted wardrobes, coved ceiling and radiator.

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Bedroom 3

8' 7" x 7' 1" (2.62m x 2.16m)

Window to front, coved ceiling and radiator.

Bathroom

Frosted window to side, fitted with a suite comprising a rolled edge bath with Victorian style mixer tap, low level WC, fully tiled walls, coved ceiling, radiator and towel rail.

Outside

Front Garden

Block paved with flower and shrub borders and hedging, side access gate leading to passage.

Side Passage

20' 2" x 4' (6.15m x 1.22m)

Covered passageway with gate to rear garden, door to store room.

Store Room/ Utility

8' 5" x 6' 4" (2.57m x 1.93m)

Rear Garden

Fence and wall enclosed, York stone patio with lawned area, summerhouse, timber shed, garden store, mature trees, flower and shrub borders, outside light and tap.

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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

	Signature	Date
Jason Hydes		
Mr B.P. Frost		

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