



Jackson & Co



Cooks Road, Elmswell

Suffolk, IP30 9BX

Offers In Excess Of £225,000

Jackson & Co Bury St Edmunds welcomes you to this three-bedroom mid-terrace home located on the desirable Cooks Road in Elmswell. This property boasts a generous 100ft rear garden, providing ample space for outdoor activities and gardening enthusiasts. With parking for up to four cars and a convenient downstairs shower room, this home offers both practicality and comfort. The property is beaming with potential, allowing you to put your own stamp on it and truly make it your own.



Property Features

- Spacious three-bedroom mid-terrace home
- Extensive 100ft south-east facing rear garden
- Convenient parking for 3 to 4 cars on a shingled driveway
- Bright and airy living room, perfect for relaxation and family gatherings
- Downstairs shower room for added convenience
- Close proximity to local amenities and highly regarded schools
- Put your own stamp on it!
- 3 years old UPVC double glazed windows and doors
- EPC - C and Council tax band - B

FULL DESCRIPTION

Elmswell is a vibrant village that combines rural charm with excellent transport links. Just a stone's throw away from local amenities and within walking distance to reputable schools, this location is perfect for families. Commuters will appreciate the easy access to Bury St Edmunds, Stowmarket, and major cities like Cambridge and Ipswich, thanks to the nearby train station on the Cambridge to Ipswich line.

Upon entering, you are welcomed by a bright entrance hall that leads into a comfortable living room, perfect for family gatherings or quiet evenings. The spacious kitchen/dining room creates an inviting atmosphere for entertaining with built in oven with induction hob and extractor over and ample space for a dining table. The rear lobby/utility room provides access to a convenient downstairs shower room, ideal for guests or after a day in the

garden.

The first-floor hosts three well-proportioned bedrooms, each offering a cozy retreat at the end of the day. The layout is practical, with a family bathroom conveniently located to serve all rooms, ensuring a comfortable living experience for everyone.

Step outside to discover a stunning 100ft south-east facing garden, a true haven for garden enthusiasts. The expansive outdoor space is split into various areas, providing endless possibilities for landscaping, gardening, and outdoor enjoyment. benefitting from two storage sheds and a lean too storage shed. This property has a right of way via the two neighbouring properties to the left for access with bins and/or work access etc.

Local Authority – Mid Suffolk

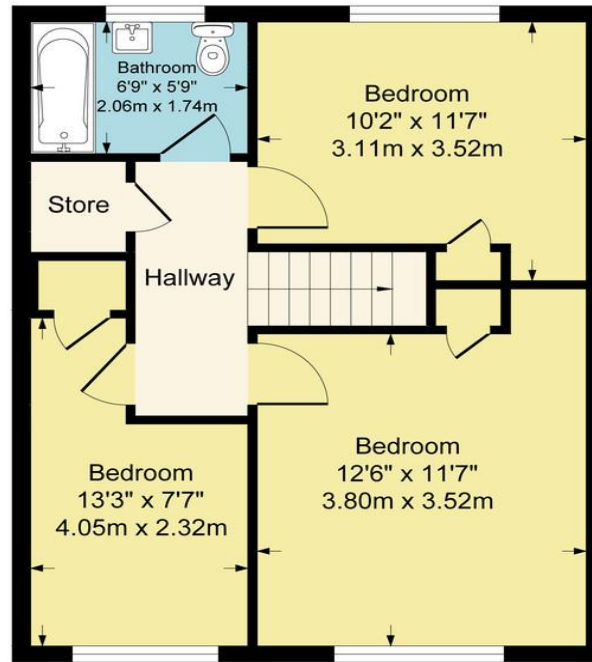
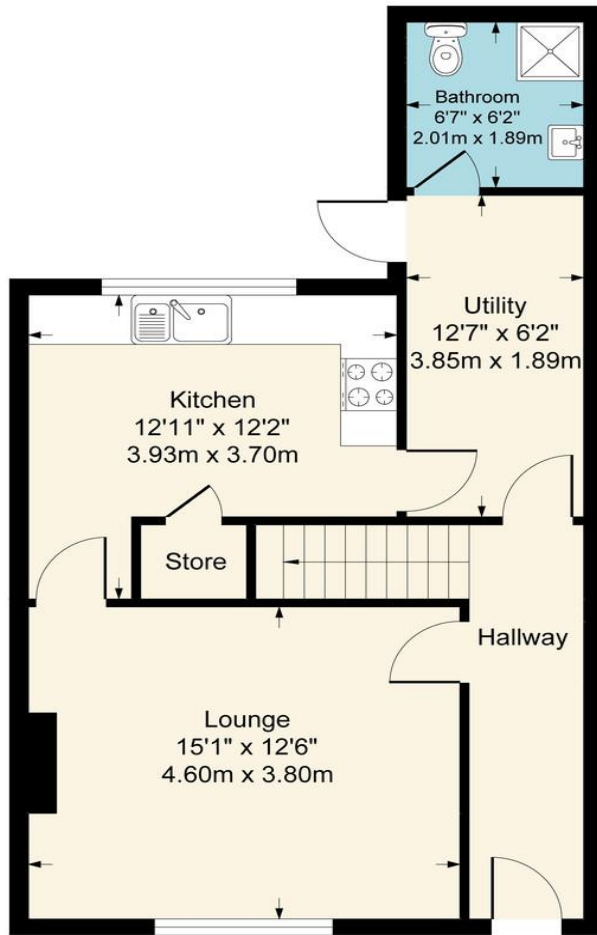
Council Tax Band: B

Services – Mains water, electric and gas





**Approximate Gross Internal Area
1045 sq ft - 97 sq m**



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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/tenants are advised to recheck the measurements