

oakheart



£340,000

Price Guide
Rowan Green, Elmswell



Welcome to this charming detached house located in the picturesque Rowan Green, Elmswell, Bury St. Edmunds. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the highlights of this property is the large living room, ideal for cosy evenings in or hosting gatherings. The living room benefits from sliding double doors leading to the rear garden. The well-designed kitchen is a delight of the home, offering ample storage space and additional access to the garden. The downstairs cloakroom

completes the downstairs living accommodation.

Upstairs comprises of four well proportioned bedrooms and the family bathroom. The master bedroom enjoys ample floor space for storage and furniture. Bedrooms two and three enjoy the space for double bedrooms. Bedroom four is a versatile room which could be utilised as a home office.

Situated in a quiet location, this house provides a peaceful retreat from the hustle and bustle of everyday life. The sizeable front and rear gardens offer plenty of outdoor space for gardening, playtime,

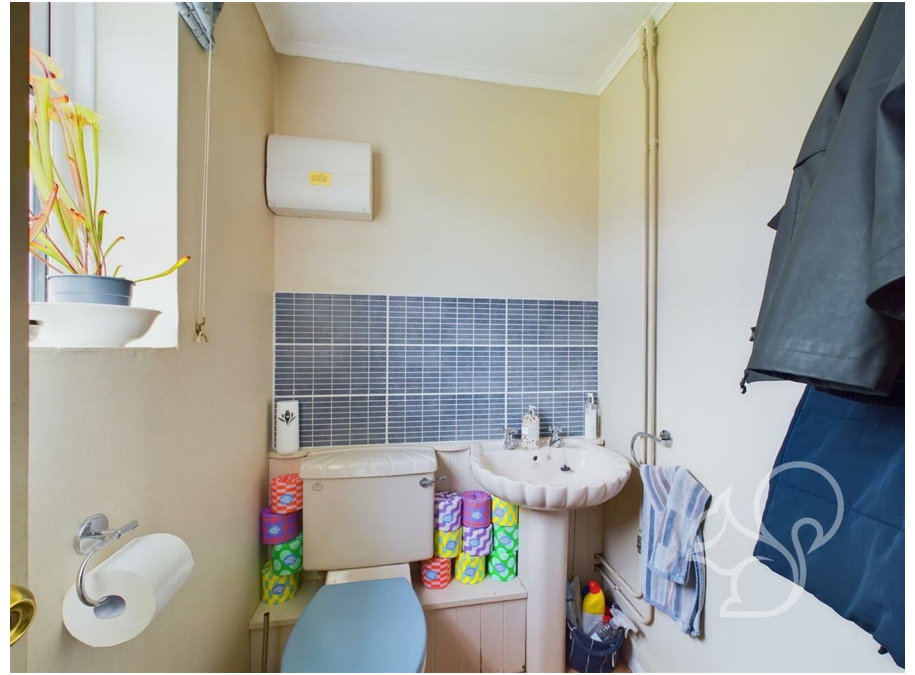
or al fresco dining during the warmer months.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. Additionally, being close to local amenities ensures that you have everything you need within easy reach.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and experience the charm and comfort that this house in Rowan Green has to offer.









Ground Floor

- Living Room: 3.19 x 5.01 m (10'5" x 16'5")
- Kitchen: 3.64 x 2.54 m (11'11" x 8'3")
- Dining Room: 2.65 x 3.81 m (8'8" x 12'6")
- Hallway: 2.28 x 1.35 m (7'5" x 4'5")
- WC: 1.75 x 1.35 m (5'8" x 4'5")

Floor 1

- Bedroom: 2.30 x 2.62 m (7'6" x 8'7")
- Bedroom: 1.84 x 2.59 m (6'0" x 8'5")
- Bedroom: 3.21 x 3.79 m (10'6" x 12'5")
- Bedroom: 2.74 x 3.79 m (8'11" x 12'5")
- Bathroom: 2.61 x 1.65 m (8'6" x 5'4")
- Landing: 2.60 x 0.83 m (8'6" x 2'8")

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Approximate total area⁽¹⁾
85.2 m²
917.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.