

oakheart



£375,000

Guide Price
Bere Road, Elmswell

Built in 2021, this modern four-bedroom detached home offers contemporary living with the peace of mind of seven years remaining on the NHBC warranty. Situated in the charming village of Elmswell, the property combines stylish design with practical features for today's lifestyle.

The spacious living room is bathed in natural light, enhanced by a beautiful box bay window. The heart of

the home is the impressive open-plan kitchen/dining room, perfect for entertaining, with built-in appliances and French doors leading to the rear garden. A separate utility room and a convenient downstairs WC add to the home's functionality.

Upstairs, the master bedroom boasts a private ensuite, while the remaining three bedrooms are generously sized, ideal for family or guests. Outside, the

landscaped garden features a newly added decking area, perfect for outdoor relaxation and dining.

Parking is ample with space for three cars, and an EV charging point is fitted for eco-conscious buyers.

This home offers modern comfort in a desirable location – don't miss the opportunity to make it yours!











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Approximate total area[®]

100.62 m²
1083.06 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.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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