

oakheart



£450,000

Guide Price  
New Road, Elmswell



\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\* Nestled in the heart of the thriving village of Elmswell, this well-presented three-bedroom detached bungalow offers generous internal space, extensive parking, and a large garden – all set within a friendly and well-connected community.

The layout effortlessly combines comfort, practicality, and charm. At the heart of the home lies a spacious central lounge, ideal for both relaxation and entertaining. This inviting space is well-suited for a variety of layouts and easily accommodates both seating and dining areas, making it a versatile hub for everyday life.

The well-equipped kitchen offers ample worktop space and storage. The Oak

worktops add to the style and character of the kitchen, while the Integrated appliances - double oven, induction hob, dishwasher and washing machine also keep the room looking clutter-free. The kitchen is also complemented by a separate utility room - perfect for laundry and additional appliances.

A true standout feature is the master bedroom, complete with its own en-suite shower room plus a walk-in wardrobe, creating a tranquil and self-contained retreat. Two further double bedrooms offer generous accommodation for family members, guests, or the flexibility to be used as a home office or hobby space.

Externally, the property sits on a generous plot, with a large rear garden laid

mainly to lawn and benefitting from outbuildings - perfect for those seeking workshop space or extra storage.

The property also benefits from off-road parking for 4-5 cars, ideal for families or those with larger vehicles such as motorhomes or trailers.

The bungalow has also benefited from a recent roof re-tiling, adding to its appeal and long-term value.

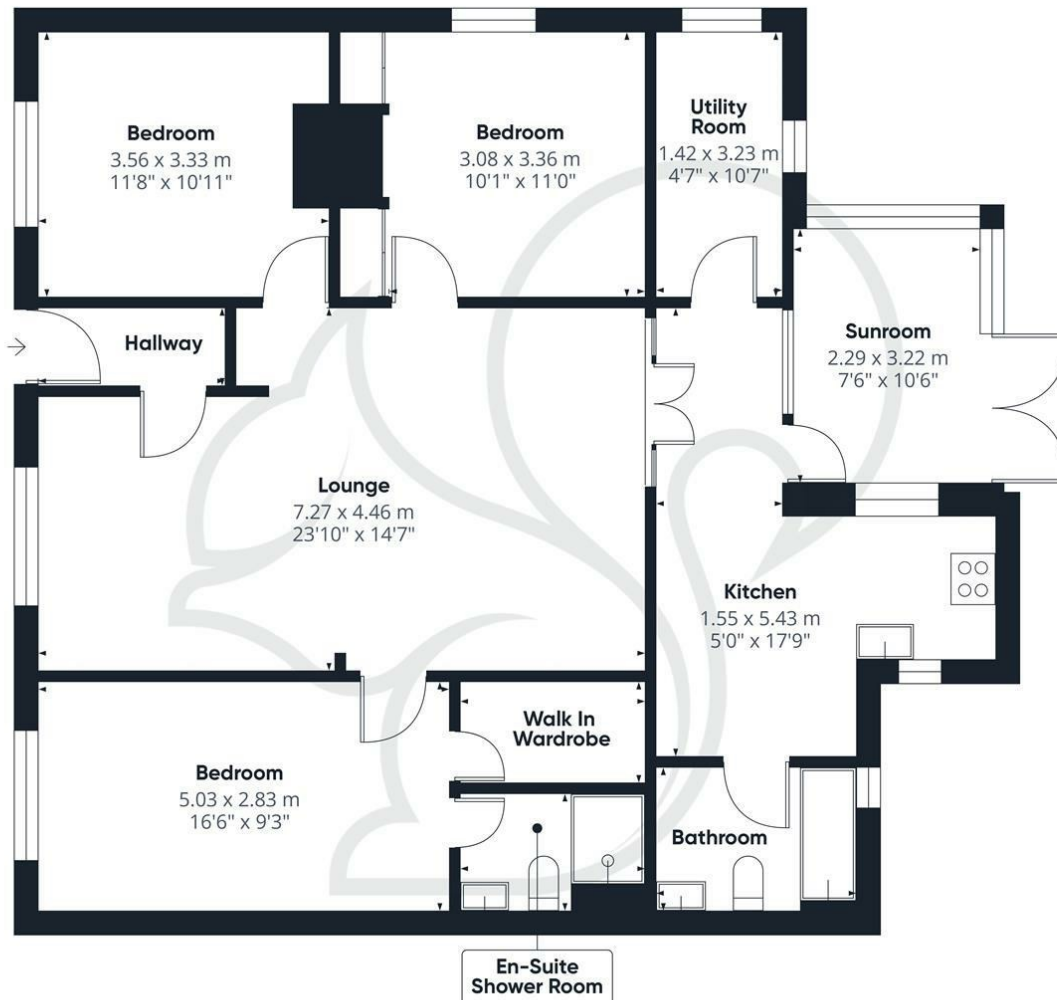
Elmswell offers a great selection of amenities, including local shops, Post office, and a train station with direct links to Bury St Edmunds, Ipswich, and London (via connections) – making it ideal for commuters and famil











Ground Floor Building 1

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Approximate total area<sup>m</sup>  
108.1 m<sup>2</sup>  
1164 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

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