

BUCKS

PROPERTY AGENTS



4 Farthing Land, Elmswell, Bury St. Edmunds, IP30 9YH

Offers Over £310,000

- Detached Home
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Controlled Heating Upstairs and Downstairs
- Three Bedrooms
- Village Location
- Gas Radiator Central Heating
- Two Off Road Parking Spaces

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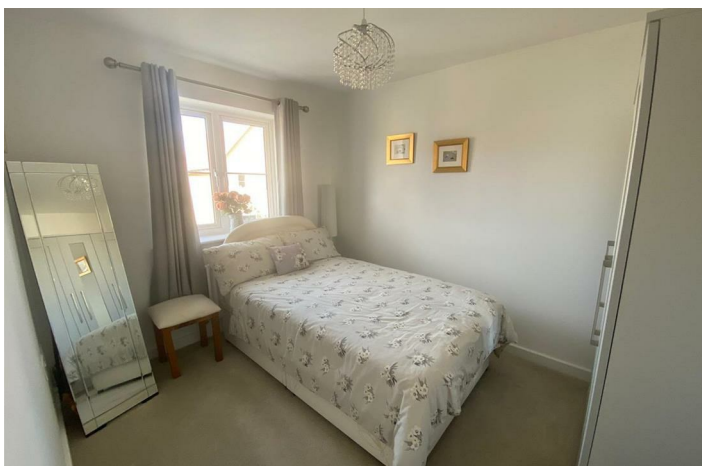
Bucks Property Agents are delighted to offer for sale this immaculately presented THREE BEDROOM DETACHED PROPERTY. Located in the popular village of Elmswell the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/DINER, DOWNSTAIRS CLOAKROOM, EN SUITE to MASTER BEDROOM and OFF ROAD PARKING for two vehicles

Elmswell offers many amenities including supermarket, public houses, local businesses including take-away's and hairdressers, schools and leisure centre. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access of the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer. The accommodation on offer is as follows:



Council Tax Band: D



Hallway:

With laminate style flooring, under stairs cupboard and radiator.

Cloakroom:

With window to front, laminate style flooring, low level WC, pedestal basin and radiator.

Kitchen/Diner:

17'5" x 8'2"

With window to front and to the rear, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer, space for fridge freezer, electric oven, gas hob with extractor hood and fan, integrated washing machine, laminate style flooring and radiator.

Sitting Room:

10'0" x 21'1"

With window to front, full length window to rear and French doors to rear, TV point and two radiators.

First Floor Landing:

With window to rear, shelved airing cupboard that houses the combi boiler and loft access.

Bedroom One:

16'7" x 10'2"

With window to front, two fitted double wardrobes, TV point and radiator.

En Suite:

With window to rear, laminate style flooring, low level WC, double shower in separate cubicle, pedestal basin, extensively tiled walls, shaving point and heated towel rail.

Bedroom Two:

10'4" x 8'5"

With window to front, TV point and radiator.

Bedroom Three:

6'7" x 8'5"

With window to rear, TV point and radiator.

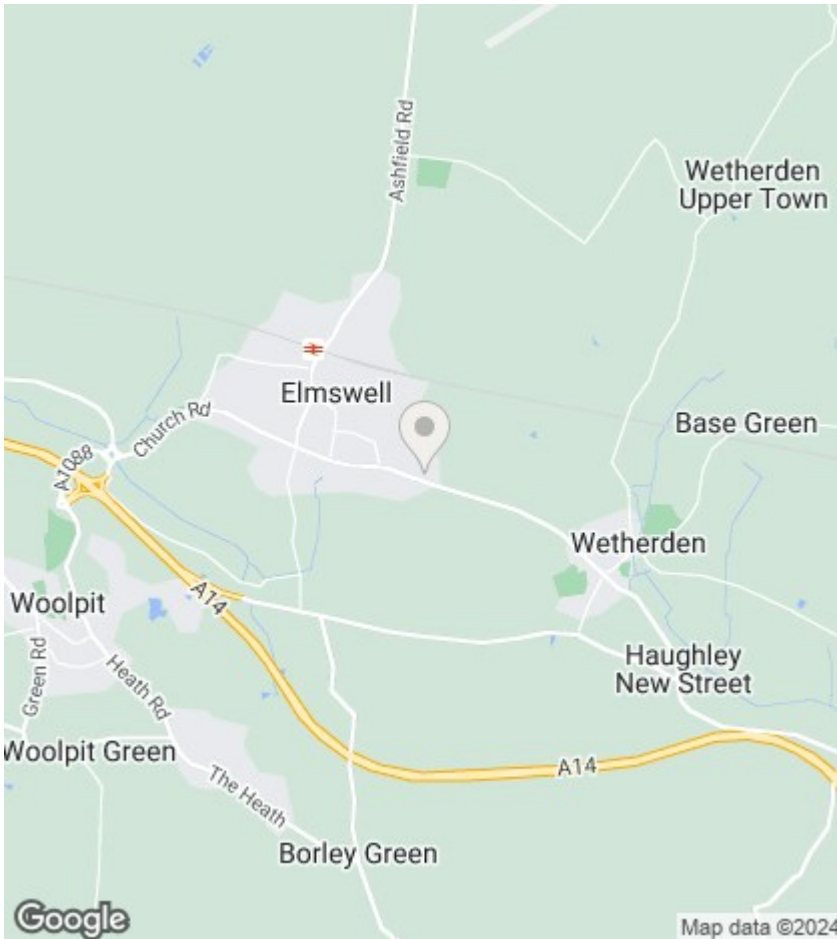
Bathroom:

With window to front, laminate style flooring, bath with mixer tap and shower attachment, low level WC, pedestal basin, tiled splashbacks, shaving point and heated towel rail.

Outside:

To the front of the property is a pathway leading to the front door with storm porch, lawn either side of

the pathway with shrub borders. To the side of the property is a driveway providing two off road parking spaces and gate that leads to the rear garden that comprises of lawn, patio area and the garden is surrounded by fencing.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Slight right onto Stowmarket Rd Continue onto Elmswell Rd Turn right onto Farthing Land Destination will be on the right

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	



Ground Floor



First Floor

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.