

# BUCKS

PROPERTY AGENTS



44 Hall Lane, Elmswell, Bury St. Edmunds, IP30 9LY

Guide Price £290,000

- Detached Bungalow
- Kitchen/Diner
- Sealed Unit Double Glazing
- Four Years Old
- \*\*\*NO UPWARD CHAIN\*\*\*
- Two Double Bedrooms
- Gas Radiator Central Heating
- Village Location
- Ex Show Home

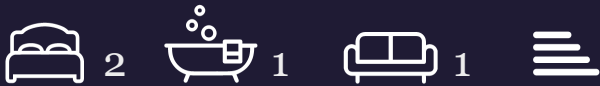


# 44 Hall Lane, Bury St. Edmunds IP30 9LY

Bucks Property Agents are delighted to offer for sale this well presented DETACHED TWO BEDROOM BUNGALOW only 4 years old and located on Hall Lane in the picturesque village of Elmswell, Bury St. Edmunds. This delightful property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO DOUBLE BEDROOMS and KITCHEN/DINER. The property is sold with the benefit of NO UPWARD CHAIN.

Located in the heart of Elmswell which offers many amenities including supermarket, public house, local businesses, and schools. There is a Railway Station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor. The historic market town of Bury St Edmunds is only a 15 minutes drive away and offers an extensive range of amenities.

Whether you are looking to downsize or purchase your first home 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: C



#### Hallway:

With karndean flooring, storage cupboards, radiator and loft access.

#### Sitting Room:

With window to front, TV point and radiator.

#### Kitchen/Diner:

With a range of high and low level units with matching worktops and splashbacks, stainless steel sink and drainer. Integrated fridge freezer, slimline dishwasher and washing machine. Electric oven, gas hob with extractor hood and fan and there is a water softener. Karndean flooring, radiator and door to outside.

#### Bedroom One:

With window to front and radiator.

#### Bedroom Two:

With window to rear and radiator.

#### Bathroom:

With window to rear, bath with shower over, tiled splashbacks, low level WC, pedestal basin, vinyl flooring and radiator.

#### Outside:

To the front of the property is a pathway leading to the front door with lawn to the front and side with hedging. A side gate leads to the rear garden that comprises of lawn, and a shed and the garden is surrounded by wall and fencing. There are two off road parking spaces allocated to the front of the property.



## 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 left onto Haughley New St Turn right onto Warren Ln Continue onto New Rd Continue onto Station Rd Turn left onto St Edmund's Dr Turn left onto Hall Ln Turn left Destination will be on the

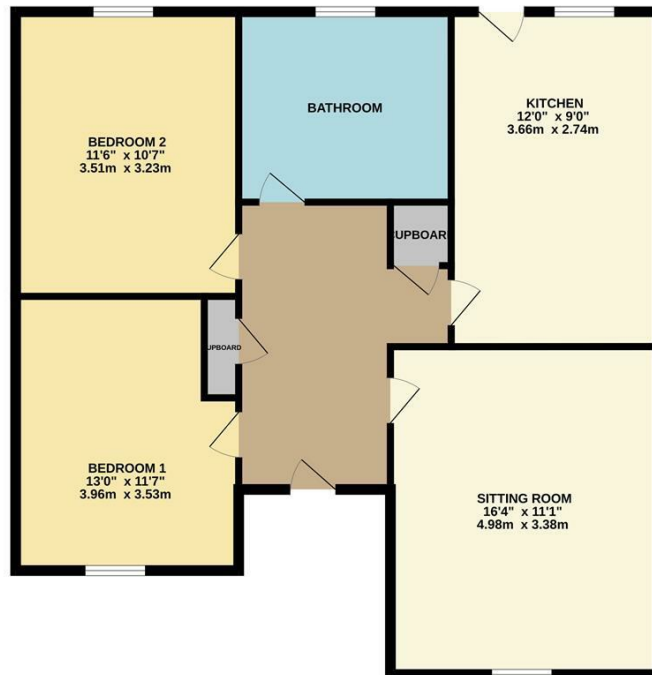
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage C2024