

# BUCKS

PROPERTY AGENTS



7 Jervises Croft, Elmswell, Suffolk, IP30 9YL

Asking Price £300,000

- Semi Detached Home
- En Suite to Master Bedroom
- Kitchen/Diner
- Gas Radiator Central Heating
- Desirable Village Location
- Three Bedrooms
- Downstairs Cloakroom
- Sealed Unit Double Glazing
- Two Off Road Parking Spaces

# 7 Jervises Croft, Elmswell IP30 9YL

Welcome to this charming semi-detached house located on Jervises Croft, in the picturesque village of Elmswell. This property boasts a modern interior with 1 reception room, perfect for entertaining guests or relaxing with your family. With 3 cosy bedrooms, 2 bathrooms and kitchen/diner there's plenty of space for everyone to enjoy.

The property being only 3 years old, offers a contemporary feel with all the modern amenities you could need.

Convenience is key with parking available for 2 vehicles, ensuring you never have to worry about finding a spot at the end of the day.

Situated in a village location near Bury St Edmunds, you'll get to enjoy the tranquillity of rural living while still being close to the amenities that Bury St Edmunds has to offer such as local and traditional shops, supermarkets, restaurants, schools and main transport link. Whether you're looking for a peaceful retreat or a place to raise a family, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your home and book a viewing with us today.



Council Tax Band: C



#### Hallway:

With Amtico flooring and stairs to first floor.

#### Cloakroom:

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

#### Kitchen/Diner:

With window to front, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer. Electric oven, gas hob with extractor hood and fan. Integrated dishwasher, washing machine and fridge freezer. Amtico flooring and radiator.

#### Living Room:

With window to rear and French doors opening onto the rear garden, TV point, understairs cupboard and radiator.

### FIRST FLOOR

#### Landing:

With loft access.

#### Bedroom One:

With window to rear, built in double wardrobe and radiator.

#### En Suite:

With double shower, pedestal basin, low level WC, shaver point, tiled splashbacks, tiled floor and heated towel rail.

#### Bedroom Two:

With window to front, built in double wardrobe and radiator.

#### Bedroom Three:

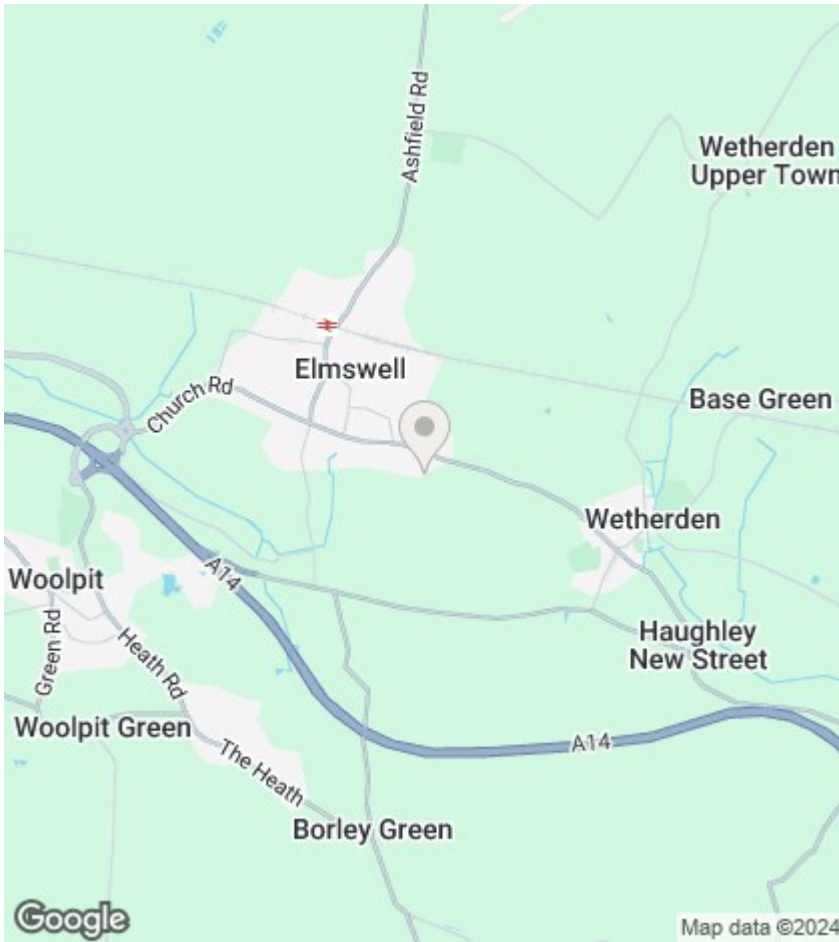
With window to rear and radiator.

#### Bathroom:

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

#### Outside:

To the front of the property are paving stones leading to the front door with decorative bark areas and a block paved driveway provides off road parking for two vehicles. A side gate leads to the rear garden that comprises of lawn, patio area, shed and for privacy and seclusion 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 left onto Procession Way Turn right onto Jervises Croft Turn right Destination will be on the left

## 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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	

