

# BUCKS

PROPERTY AGENTS



5 Selion Way, Elmswell, Bury St. Edmunds, IP30 9YA

Price £300,000

- Three Double Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Combi Boiler
- Large Decking Area In Rear Garden
- Semi-Detached House
- En-suite to Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- Village Location

# 5 Selion Way, Bury St. Edmunds IP30 9YA

Nestled in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached house on Selion Way offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen/diner, which provides an inviting area for both cooking and entertaining. The stylish Amtico flooring in select rooms adds a touch of elegance and practicality, ensuring that the home is both beautiful and easy to maintain. Outside, the property boasts off-road parking for two vehicles, a valuable feature in today's busy world. This semi-detached house not only offers ample living space but also the convenience of a peaceful village setting, making it a wonderful place to call home.

With its well-thought-out layout and modern amenities, this property is sure to appeal to a variety of buyers. Don't miss the opportunity to make this lovely house your new home in Elmswell offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor, Amtico floor and radiator.

### Sitting Room

With window to rear and French doors leading to outside ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, understairs cupboard, TV point, Amtico flooring and two radiators.

### Kitchen/Diner

With with windows to front and side, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, electric hob with extractor hood and fan, eye level electric oven, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, space for tumble dryer and Amtico floor.

### Cloakroom

With window to front, low level W/C, basin, tiled splashbacks, Amtico floor and radiator.

### First Floor Landing

With airing cupboard housing Combi boiler and loft access.

### Bedroom One

With window to front, fitted wardrobes with glass sliding doors, Amtico floor and radiator.

### En-Suite

With window to side, double shower cubicle, low level W/C, basin, shaver point, tiled splashbacks, Amtico floor and heated towel rail.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

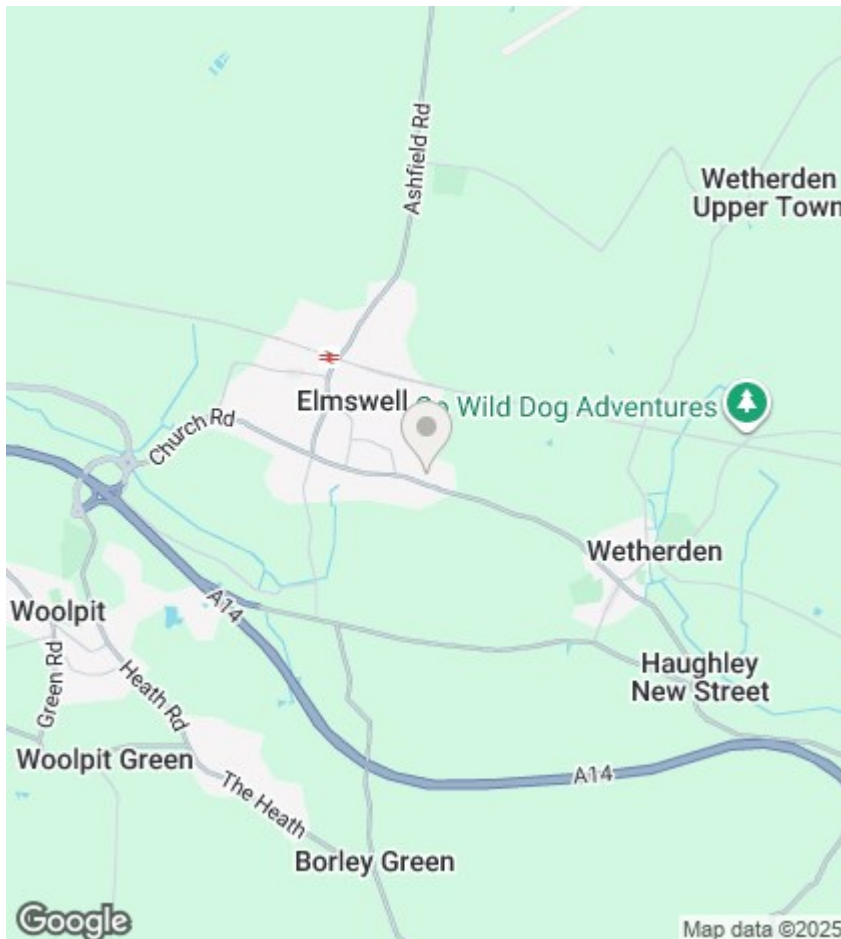
With window to rear and radiator.

### Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, basin, tiled splashbacks, Amtico floor and heated towel rail.

### Outside

To the front of the property is a driveway providing off road parking for 2 vehicles. To the rear of the property with access through side gate is a rear garden comprising of large decking area, covered gazebo, artificial grass, paving stones, gravel, tree and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK 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 Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Turn right onto Selion Way Destination will be on the left Arrive: Bury Saint Edmunds IP30 9YA, UK

## Viewings

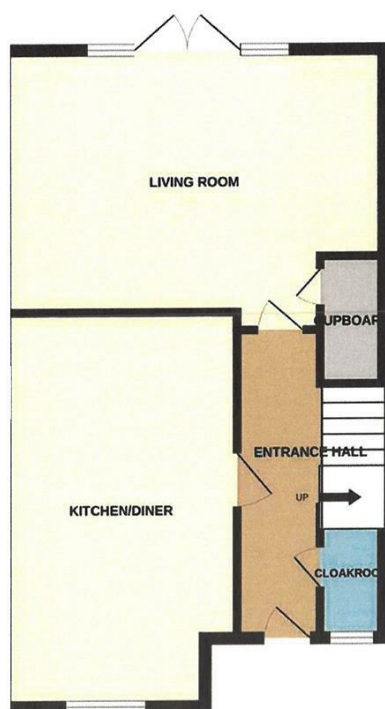
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

