

NEW ROAD ELMSWELL, IP30 9BT FOR SALE

- 4-DOUBLE BEDROOMS
- CHAIN FREE
- POPULAR VILLAGE
- DRIVEWAY
- DETACHED
- WELL-PRESENTED
- EPC E
- COUNCIL TAX BAND E

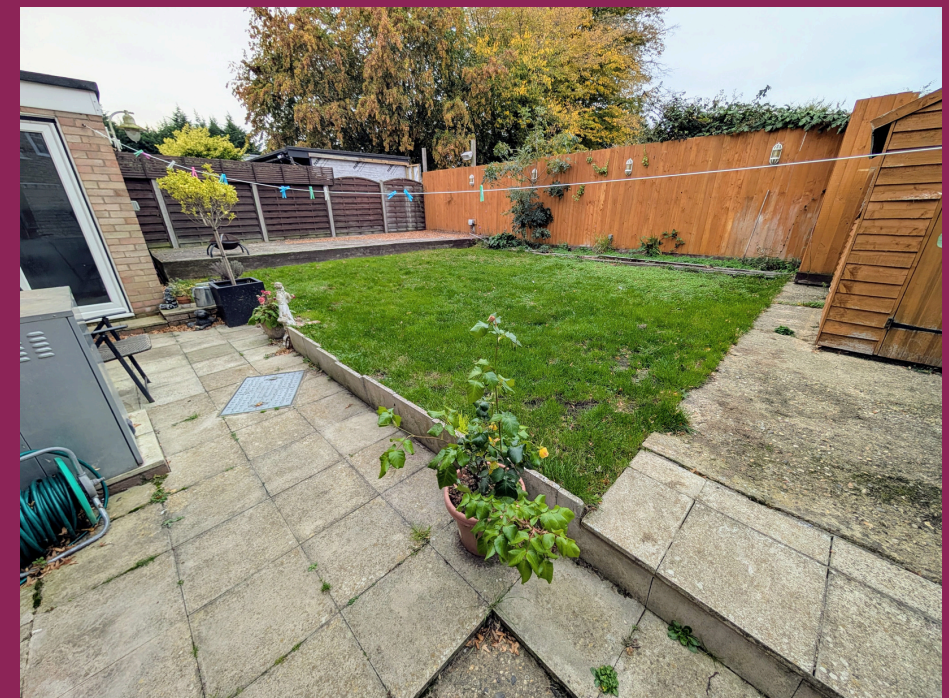


PRICE
£375,000



GD Estates are delighted to offer to the market this beautiful four-bedroom detached family home, situated in the popular village of Elmswell.

The property is offered chain-free and features well-presented internal accommodation comprising four double bedrooms, including one on the ground floor, a spacious living room, a kitchen/diner, a utility room, a ground floor shower room, and a family bathroom. Externally, there is a driveway to the front and a rear garden, providing ample outdoor space.



LOCATION:

The property is located in the popular and well-served village of Elmswell, which is situated just 10 miles from the town of Bury St Edmunds.

Elmswell boasts a range of educational, recreational, and cultural facilities, including a primary school (Elmswell Community Primary School), pre-schools/nurseries, two pubs, shops, and various local services.

The village also boasts a train station with mainline links to London Liverpool Street and is within easy access of the A14 trunk road, providing passage to nearby Bury St Edmunds, Ipswich, Cambridge, and London via the M11.

ENTRANCE HALLWAY

The property is accessed via a uPVC part-glazed door, which opens into the spacious internal hallway. The hallway features stairs leading to the first floor, two uPVC windows to the front aspect, and a radiator.

LIVING ROOM

A light and airy living room boasting an open fire with a tiled plinth and wooden surround, a uPVC bay window to the front aspect fills the room with natural light, and one radiator..

KITCHEN/BREAKFAST ROOM

A well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets beneath wood-effect square-edge worktops with complimentary tiled splashbacks.

The kitchen features an inset Butler sink with a mixer tap over, a range cooker with an extractor fan above, and an integrated dishwasher.

Additional features include a pantry cupboard, a radiator, two uPVC windows to the rear aspect, and a uPVC door leading to the rear garden.

UTILITY ROOM

The utility room features wall-mounted and under-counter cabinets beneath square-edge wood-effect worktops with complementary tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer, a radiator, a uPVC window to the rear aspect, and a uPVC part-glazed door providing access to the rear garden.

SHOWER ROOM

Features a three-piece white suite comprising a tiled shower cubicle with a mains shower, a low-level WC, and a wall-mounted wash hand basin with storage beneath. It also has an obscure uPVC window to the side aspect and a radiator..



BEDROOM 4/DINING ROOM

Currently used as Bedroom 4, this spacious room could also be used effectively as a dining room. It features a radiator and a uPVC window to the front aspect.

LANDING

A spacious landing provides access to all of the first-floor accommodation. It features an airing cupboard, a loft hatch, and a uPVC window to the side aspect.

BEDROOM 1:

A double bedroom with a double built-in wardrobe, a uPVC window to the front aspect, and a radiator.

BEDROOM 2:

A second double bedroom with a double built-in wardrobe, a uPVC window to the rear aspect, and a radiator.

BEDROOM 3:

Third double bedroom with a uPVC window to front aspect and one radiator.

FAMILY BATHROOM:

Featuring a three-piece white suite comprising a panelled jacuzzi bath with a mains shower over, a low-level WC, and a pedestal wash hand basin. The room also includes an obscure uPVC window to the rear aspect a heated towel rail and underfloor heating.

EXTERNALLY

To the rear, the property boasts a fully enclosed garden, predominantly laid to lawn, with a raised decking area and a patio area ideal for outdoor entertaining. There is also a shed (to remain), oil tank, and side access to the front of the property.

To the front is a shingled driveway offering off-road parking for multiple vehicles.

SERVICES

The property offer mains water, drainage and electricity. Oil fired central heating.

TENURE

The property is FREEHOLD, chain free and will be sold with vacant possession.



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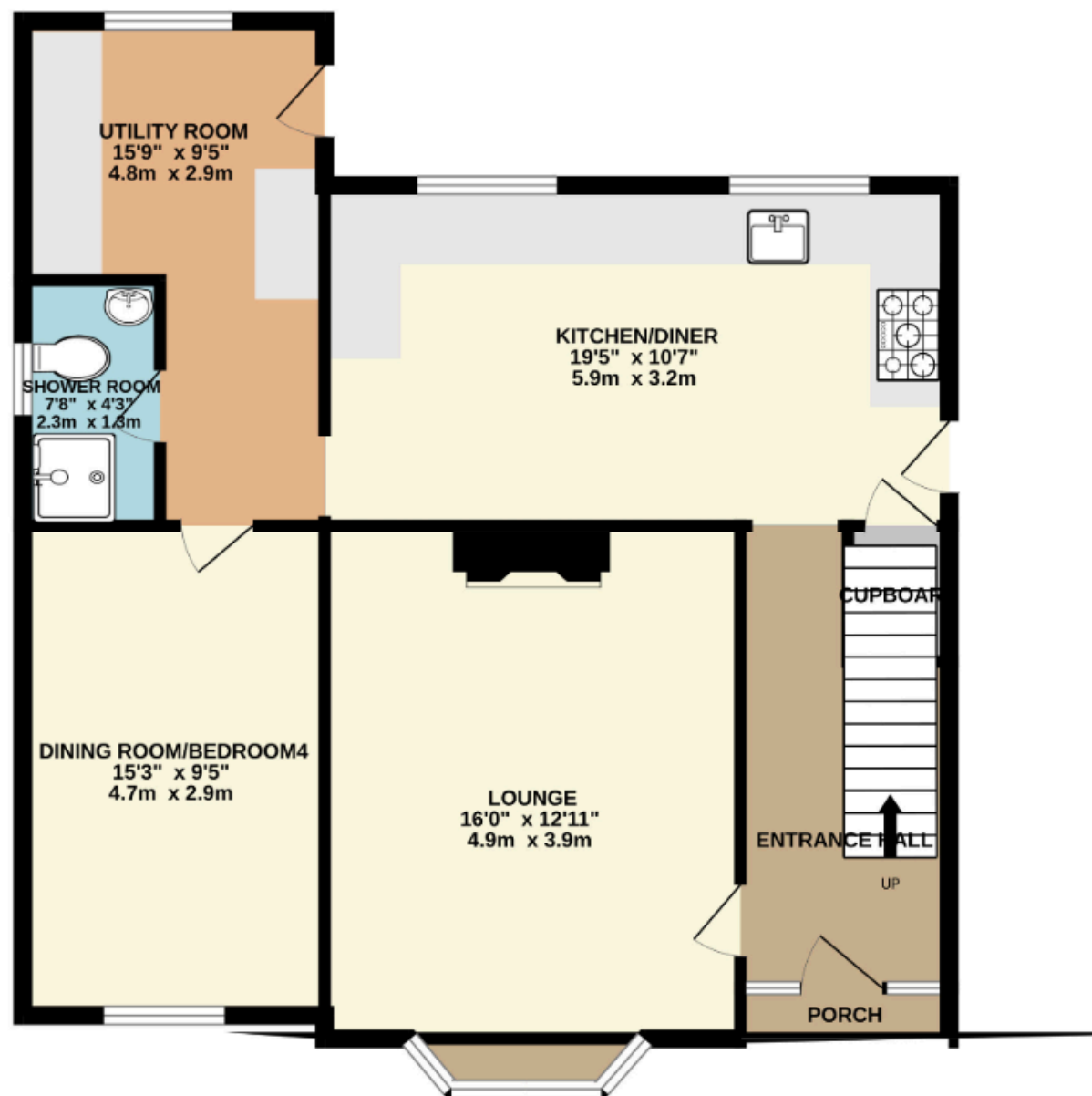
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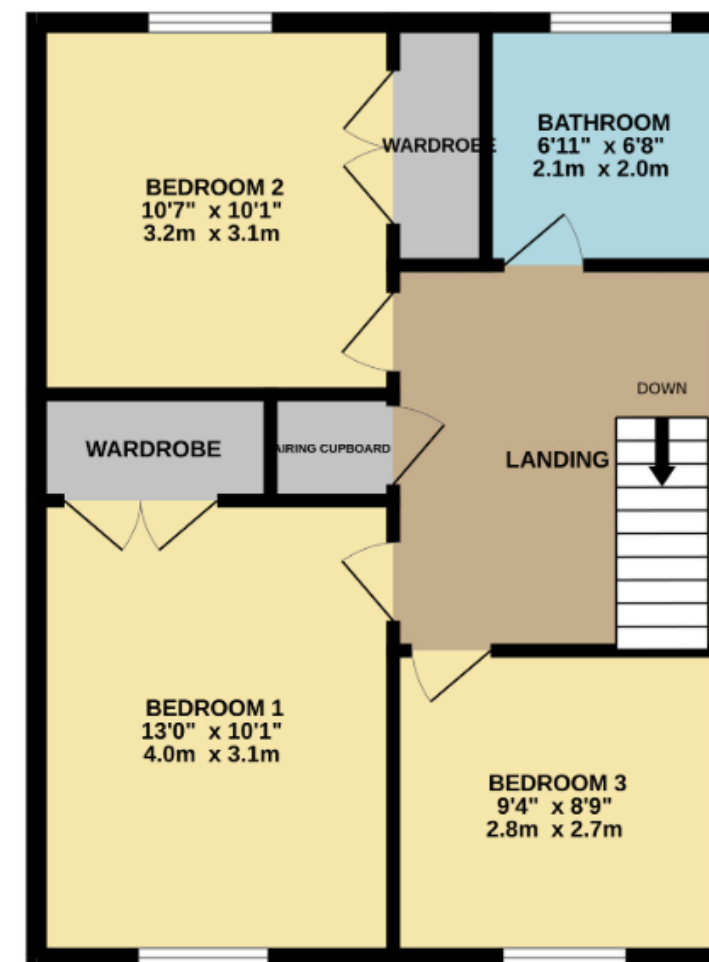
14, The Traverse, Bury St Edmunds, IP33 1BJ



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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