





Located in the highly sought-after village of Elmswell, this spacious four-bedroom detached property boasts double bedrooms, two main bathrooms, and a generously sized kitchen/dining area, ideal for hosting gatherings and meals. With ample parking and a sizable garden, this property is the perfect family home, offering both space and comfort for everyday living and entertaining.

### **Entrance Hall**

11' 1" x 5' 9" (3.38m x 1.75m)

With main entrance door, stairs to first floor, tiled floor, radiator

### **Living Room/Dining Room**

22' 6" x 11' 5" (6.85m x 3.48m)

A well proportioned room with double doors leading to garden room. Radiators present in both rooms.

### **Garden Room**

10' 4" x 8' 2" (3.15m x 2.49m)

With French doors to garden, radiator

### **Kitchen/Breakfast Room**

10' 5" x 8' 8" (3.17m x 2.64m) 9' 4" x 8' 10" (2.84m x 2.69m)

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap. Built in appliances include fridge, freezer, dishwasher and washing machine. Range cooker with extractor over, tiled floor, radiator

### **Study**

8' 7" x 6' 6" (2.61m x 1.98m)

With loft access, door to garden, radiator

### **Utility Room**

8' 9" x 5' 5" (2.66m x 1.65m)

With space for appliances, tiled floor, radiator, door to garden

### **Ground Floor Shower Room**

8' 8" x 4' 6" (2.64m x 1.37m)

Fitted suite comprising shower cubicle, W.C, wash hand basin, built in cupboards, heated towel rail

### **Landing**

8' 9" x 5' 11" (2.66m x 1.80m)

With loft access, built in airing cupboard

### **Bedroom 1**

10' 4" x 9' 8" (3.15m x 2.94m) Leading to 6' 7" x 5' 4" (2.01m x 1.62m)

With radiator, door to large walk in wardrobe

### **Walk In Wardrobe**

6' 7" x 5' 4" (2.01m x 1.62m)

### **Bedroom 2**

16' 9" x 7' 2" (5.10m x 2.18m)

With built in mirror fronted wardrobes, radiator

### **Bedroom 3**

10' 7" x 9' 8" (3.22m x 2.94m)

Radiator

### **Bedroom 4**

7' 9" x 7' 9" (2.36m x 2.36m)

Radiator

### **Bathroom**

7' 4" x 5' 9" (2.23m x 1.75m)

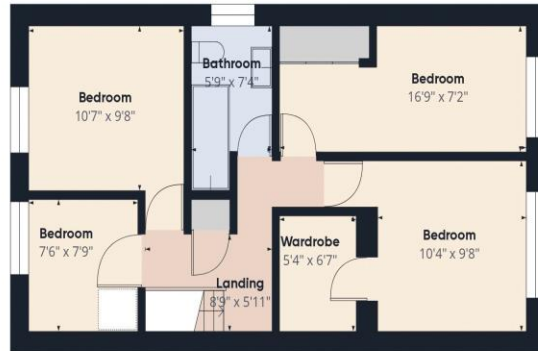
Fitted suite comprising bath with shower mixer head attachment, W.C, wash hand basin, heated towel rail, tiled floor

### **Outside**

The garden to the front of the property is laid to lawn with flower and shrub borders along with a block paved driveway offering parking for multiple cars. Gated access to the rear garden, which is enclosed by fencing and hedging. Timber decked seating area and lawns offer a relaxing spot to enjoy the flower and shrub borders. There are two convenient garden sheds.



Ground Floor



Floor 1

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