





Located in the popular village of Elmswell this very well presented 2 double bedroom home was built in 2019 and offers an en suite, cloakroom and utility area. Enjoying open plan living space which has a stylish and well designed kitchen with French doors leading to the enclosed lawned garden. There is a family bathroom and private parking space. This safe and secure property is ideal as a first time buyer property or investment purchase - a viewing is essential to appreciate all that this delightful house offers.

Entrance Hall

5' 1" x 4' 10" (1.55m x 1.47m)

Welcoming entrance hallway.

Cloakroom

4' 11" x 4' 1" (1.50m x 1.24m)

With window to front, W.C and wash hand basin

Utility Area

Large utility storage cupboard with plumbing for washing machine and gas boiler.

Open Plan Sitting Room And Kitchen

21' 3" x 13' 0" (6.47m x 3.96m)

Kitchen Area Stylish range of wall and base cupboard and drawer units with work surface.

Inset sink and drainer with mixer tap. Integral appliances include oven, 4 ring gas hob with extractor over, slimline dishwasher and

fridge/freezer. Sitting Room Area With French

doors leading to the garden. Stairs to first floor with understairs storage cupboard.

Landing

6' 7" x 6' 6" (2.01m x 1.98m)

With access to the loft.

Bedroom 1

13' 0" x 8' 2" (3.96m x 2.49m)

With window to front, radiator, door to en-suite

En-suite

7' 2" x 2' 11" (3.07m x 0.89m)

With shower cubicle, W.C, wash hand basin, radiator

Bedroom 2

10' 1" x 9' 9" (3.07m x 2.97m)

With two windows to front, radiator

Bathroom

6' 8" x 5' 1" (2.03m x 1.55m)

With fitted suite comprising bath, W.C, wash hand basin, radiator

Garden

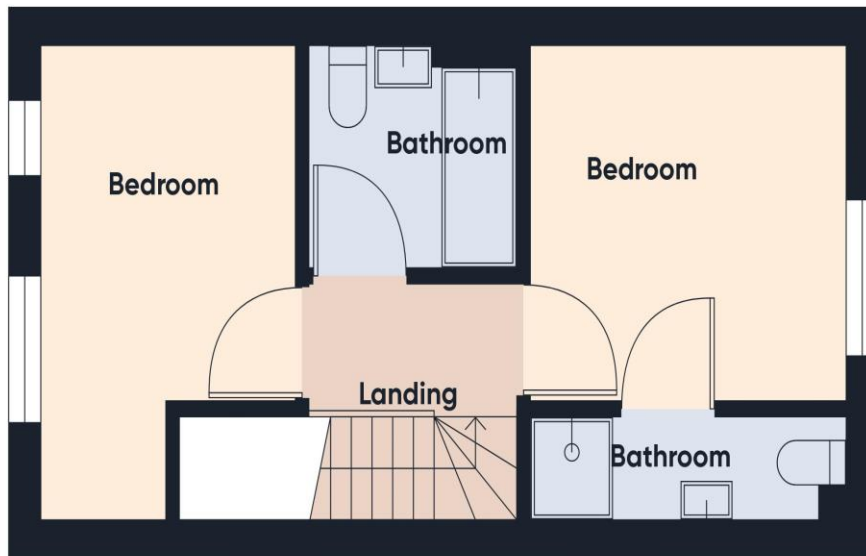
The enclosed garden is laid to lawn being south east facing with side garden gate and patio seating area.

Parking

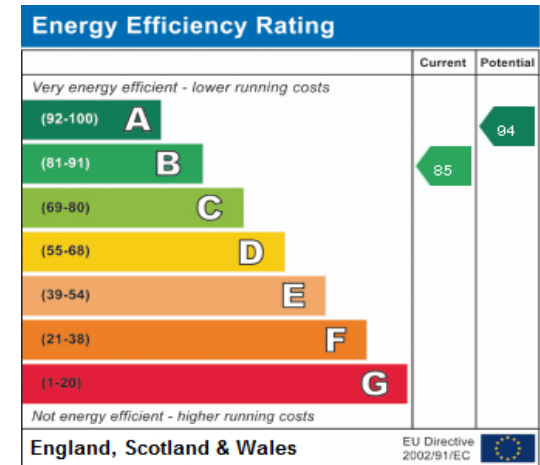
Parking is to the front of the house.



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.