





Available for sale this chain free property is located within a peaceful development in the highly desirable village of Elmswell, close to plenty of amenities. The property offers an excellent opportunity to reinvent and update to create a lovely home. With a generously sized sitting/dining room and good size kitchen which leads to a conservatory. There are three generous size bedrooms and family bathroom. A feature of this home is it's established gardens at both the front and rear, offered on a good size plot. This property is a must to see and to appreciate the size of house and location.

Entrance Hall

5' 10" x 4' 4" (1.78m x 1.32m)

With stairs to first floor accommodation and radiator.

Sitting/Dining Room

21' 5" x 8' 4" (6.52m x 2.54m)

A generous size room perfect for family living and entertaining with double aspect windows to front and rear offering ample natural light. Under stair storage and two radiators.

Kitchen

8' 9" x 8' 8" (2.66m x 2.64m)

Matching wall and base cupboard and drawer units with worktop over. Inset sink and drainer, space for a fridge freezer and oven with extractor hood over. Plumbing for washing machine. Hatch to sitting room. Window and door leading to conservatory.

Conservatory

8' 4" x 6' 0" (2.54m x 1.83m)

Lovely space with door leading to landscape garden.

Landing

8' 9" x 5' 10" (2.66m x 1.78m)

Airing cupboard and loft access.

Bedroom 1

11' 10" x 11' 4" (3.60m x 3.45m)

Generous double room with window to rear, radiator.

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.87m)

Double room with window to front and radiator.

Bedroom 3

8' 6" x 6' 5" (2.59m x 1.95m)

Window to front and radiator.

Bathroom

7' 6" x 5' 7" (2.28m x 1.70m)

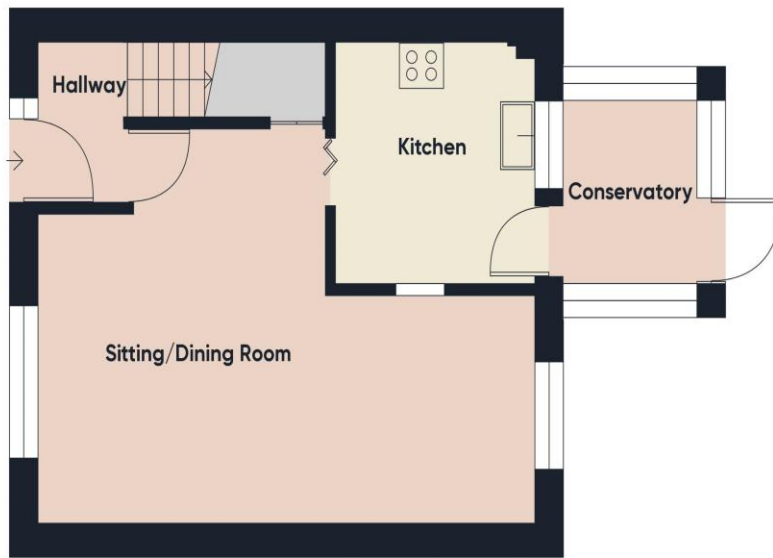
Bath with shower over, WC and pedestal sink. Window to rear and radiator.

Front Garden

Established garden with path leading to front door. Mostly laid to lawn surrounded by mature shrubs, trees and established flower beds.

Rear Garden

A good size established garden, laid to lawn with a pathway leading to rear gate access. The garden has mature shrubs and trees adding privacy, while established flower beds border the lawn. The garden is fully enclosed by fencing, offering security and seclusion.



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.