





A beautifully presented 3-bedroom three storey terrace home in the sought after village of Elmswell close to plenty of amenities including the train station and A14. The property offers spacious accommodation over three floors with lovely features throughout and has been stylishly decorated. The ground floor includes a convenient downstairs cloakroom and modern kitchen. An inviting sitting room leading to a conservatory with French doors to the rear garden. The first-floor features two good size bedrooms and a modern family bathroom. The main bedroom is impressive with its size and style, featuring large built-in wardrobes and skylights that provide ample natural light, along with a stylish en-suite bathroom. The enclosed rear garden is perfect for relaxation and the property benefits from two parking spaces. This is a home designed for comfort, enjoyment, and convenience.

Entrance Hall

19' 5" x 6' 8" (5.922m x 2.033m)

Welcoming entrance hall with stairs to the first floor. Understair storage and radiator.

Cloakroom

6' 0" x 2' 9" (1.833m x 0.832m)

WC, wash basin and radiator.

Kitchen

12' 10" x 6' 4" (3.905m x 1.925m)

Modern shaker style kitchen with wall and base cupboard and drawer units and a ceramic inset sink and drainer. An induction hob and built in electric oven. Space for a washing machine, dishwasher and full fridge freezer. Window to front and radiator.

Sitting Room

13' 7" x 12' 7" (4.131m x 3.832m)

Well presented sitting room with doors leading to the conservatory. A window offering natural light and radiator.

Conservatory

11' 2" x 7' 11" (3.399m x 2.408m)

Beautifully presented room currently being used as a dining/entertaining space. With French doors leading to the private outside seating area and radiator.

First Floor Landing

16' 7" x 3' 2" (5.05m x 0.96m)

Airing cupboard with window to front and radiator.

Bedroom 2

13' 7" x 9' 0" (4.143m x 2.740m)

Lovely presented double room with fitted wardrobe. Double aspect windows to rear offering lots of natural light and radiator.

Bedroom 3

10' 2" x 7' 2" (3.110m x 2.184m)

Good size room with window to front and radiator.

Bathroom

7' 2" x 6' 3" (2.188m x 1.903m)

Stylish suite with a WC, wash basin and bath with shower over. Heated towel rail.

Second Floor Landing

4' 2" x 3' 1" (1.271m x 0.942m)

Bedroom 1

17' 8" x 13' 7" (5.384m x 4.139m)

A beautifully presented spacious main bedroom with built-in mirror wardrobes adding a modern and elegant touch. The room has lots of natural light from a rear-facing window and skylight. Radiator

En-Suite

10' 3" x 7' 2" (3.120m x 2.188m)

Stylish and spacious en-suite with feature tiles. A vanity sink unit, WC. Shower cubicle with water fall shower over and separate handheld shower. Window to front and heated towel rail.

Outside

Front Garden

Decorative stones for low maintenance and steps leading to front door

Rear Garden

Private enclosed paved garden with decorative stones border. Offering low maintenance and a lovely entertaining space. Gated access and shed.

Parking

Offering two spaces.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1023.86 ft²

Reduced headroom

33.48 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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