





Located in the popular village of Elmswell, this spacious detached home sits in an enviable position in a sought after quiet cul-de-sac. While the property requires updating, this is an ideal family home offering exceptional space and benefitting from plenty of natural light. Featuring four double bedrooms with an en-suite and family bathroom. On the ground floor there is a good size kitchen along with two reception rooms and a cloakroom. The private gardens and double garage, make it an ideal opportunity for those looking to create their perfect home.

Entrance Hall

17' 2" x 8' 8" (5.23m x 2.64m)

Spacious and welcoming entrance hall with understair cupboard.

Kitchen/Breakfast Room

12' 8" x 10' 5" (3.86m x 3.18m)

Generous size room fitted with a range of wall and base cupboard and drawer units with work top over. Inset sink and drainer. Electric oven. Space for dishwasher and fridge freezer. Window to rear.

Dining Room

10' 1" x 9' 10" (3.07m x 2.99m)

With views of the garden and radiator.

Sitting Room

18' 10" x 11' 11" (5.75m x 3.63m)

Well proportioned room being dual aspect. Electric radiator.

Cloakroom

5' 10" x 2' 8" (1.79m x 0.81m)

WC and wash basin.

Landing

14' 0" x 8' 8" (4.27m x 2.63m)

Airing cupboard.

Bedroom 1

18' 11" x 12' 9" (5.77m x 3.88m)

Bright double room with dual aspect windows to front and rear. Fitted wardrobes. Electric radiator.

En-suite

6' 11" x 6' 1" (2.10m x 1.85m)

WC, hand basin and bath with shower over.

Bedroom 2

14' 6" x 11' 0" (4.43m x 3.36m)

Good sized double room. Electric radiator.

Bedroom 3

11' 2" x 12' 6" (3.4m x 3.8m)

Well proportioned double bedroom.

Bedroom 4

9' 11" x 8' 8" (3.03m x 2.64m)

Another double bedroom.

Bathroom

9' 6" x 5' 10" (2.89m x 1.77m)

Suite comprising of WC, wash basin, bath and separate shower. Heated towel rail.

Outside

Front Garden

The front garden features a driveway leading to a double garage and a path to the front door. It includes well-kept lawns and is bordered by neat hedges.

Rear Garden

The established garden boasts mature trees with shrub and flower beds, and shrub borders. An allotment area complete with a greenhouse and shed. Fruit trees are scattered throughout, adding seasonal interest, while well-kept lawns provide open space and balance to the garden's layout.

Double Garage

14' 9" x 17' 10" (4.50m x 5.43m)

Double garage with up and over door. Power and light. Pumbing for washing machine.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1238.15 ft²

(1) Excluding balconies and terraces

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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