

allhomes



Crown Mill, Elmswell, Bury St. Edmunds, Suffolk, IP30 9GF

£395,000 Freehold



Super spacious 5/6 bedroom detached family home in well served village being offered for sale chain free! With versatile accommodation offering a ground floor bedroom and en suite along with a large sitting room and well designed kitchen/dining room. A conservatory leads to the enclosed paved garden. Upstairs, the main bedroom features an en-suite, four further bedrooms and stylish bathroom. Currently, the master bedroom is divided into two rooms with a temporary stud wall, which can easily be removed to restore to the original size. Ample block paved drive for parking. Make time to view to appreciate all that this home has to offer.

Entrance Hall

Welcoming entrance with stairs to first floor.
Radiator

Sitting Room

14' 4" x 11' 9" (4.37m x 3.58m)
Spacious well presented room with an electric feature inset fire. Window to front. Radiator

Kitchen/Dining Room

24' 1" x 9' 4" (7.34m x 2.84m)
Modern kitchen fitted with a range of matching wall and base level units with drawers and granite effect work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, integral double oven, integral induction hob with extractor over, space for American fridge/freezer, space and plumbing for washing machine

Conservatory

23' 4" x 9' 7" (7.11m x 2.92m)
Spacious sized room, with door to rear garden, tiled floor

Ground Floor Bedroom 6

11' 5" x 7' 1" (3.48m x 2.16m)
With door to en-suite, radiator

Wet Room

7' 9" x 6' 10" (2.36m x 2.08m)
W.C, shower, heated towel rail.

Landing

15' 5" x 5' 10" (4.70m x 1.78m)
With loft access, built in airing cupboard, radiator

Bedroom 1

11' 5" x 9' 1" (3.48m x 2.77m)
Laminate floor, radiator, door to en-suite

En-Suite

8' 0" x 4' 9" (2.44m x 1.45m)
Stylish suite comprising shower cubicle, W.C, vanity wash hand basin, fully tiled walls, shaver sockets, heated towel rail

Bedroom 2

12' 9" max x 8' 6" (3.88m x 2.59m)
With laminate flooring, radiator

Bedroom 3

11' 5" x 8' 8" max (3.48m x 2.64m)
With laminate flooring, radiator

Bedroom 4

9' 7" x 8' 2" (2.92m x 2.49m)
With laminate flooring, radiator

Bedroom 5

9' 8" x 6' 9" (2.94m x 2.06m)
With laminate floor, radiator

Bathroom

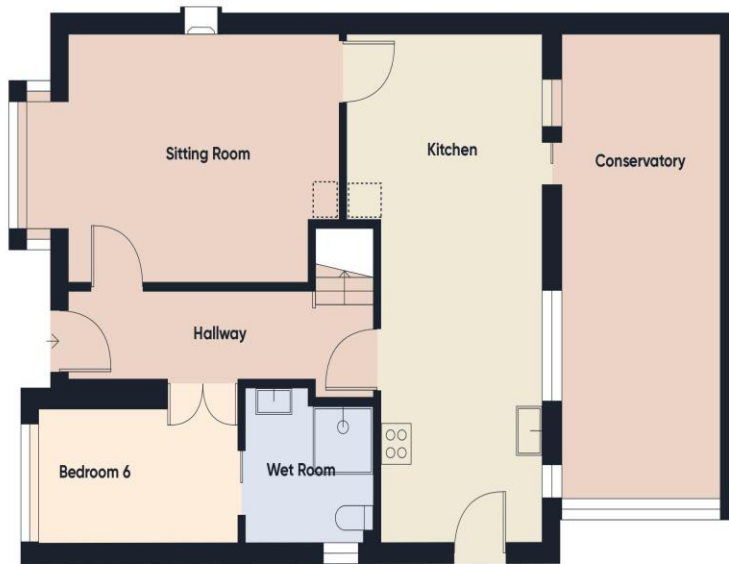
9' 4" x 7' 11" (2.84m x 2.41m)
With fitted suite comprising panelled bath, low level W.C, vanity wash hand basin, tiled walls, heated towel rail

Outside

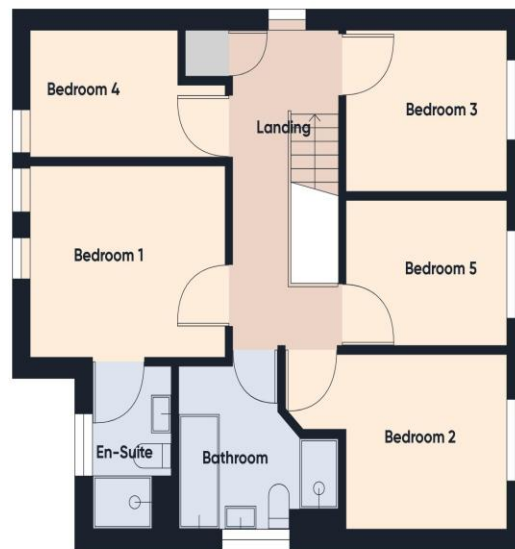
To the front of the property there is a large driveway to provide ample off road parking. The garden to the rear of the property is block paved with decking area, there is a gate providing side access and it is enclosed by fencing.

Agent's Note

The ground floor of the property has been adapted to be wheelchair accessible.



Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.