





Situated in the sought-after village of Elmswell, this well-presented three-bedroom detached home offers spacious and modern living. The ground floor features a generous sitting room, a stylish kitchen/dining area, a bright sunroom and a convenient cloakroom. Upstairs, there are three double bedrooms, including a master with an ensuite, and a family bathroom. Outside, the property benefits from an enclosed garden, a single garage and off-road parking. With excellent local amenities and transport links, this home is an ideal choice for families or professionals.

Entrance Hall

16' 2" x 4' 10" (4.94m x 1.47m)

Welcoming entrance hall with understairs storage. Stairs leading to the first floor. Radiator.

Cloakroom

6' 0" x 2' 11" (1.83m x 0.89m)

WC and pedestal wash hand basin. Window to side. Radiator.

Sitting Room

15' 7" x 10' 11" (4.75m x 3.32m)

Well proportioned room with inset gas fire and surround. Window to front and double doors opening to the kitchen. Radiator.

Kitchen/Dining Room

17' 7" x 8' 10" (5.36m x 2.68m)

Modern range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Space for washing machine, dishwasher and full fridge freezer. Water softener and oven with gas hob and extractor hood over. Dining area with door leading to conservatory. Window to rear. Radiator.

Sunroom

9' 9" x 9' 7" (2.97m x 2.92m)

Solid roof and windows overlooking the rear garden. French doors leading to patio seating area.

Landing

12' 8" x 7' 3" (3.87m x 2.20m)

Airing cupboard.

Bedroom 1

12' 11" x 10' 10" (3.94m x 3.31m)

Generous double room with fitted wardrobes. Window to front. Radiator.

En-Suite

6' 4" x 5' 7" (1.94m x 1.71m)

WC and wash basin. Shower cubicle with shower head over. Window to front. Radiator.

Bedroom 2

17' 1" x 9' 5" (5.21m x 2.86m)

Large double room with dual aspect windows to front and rear. Radiator.

Bedroom 3

10' 11" x 9' 4" (3.32m x 2.84m)

Good size double with fitted wardrobe. Loft access and window to rear. Airconditioning unit. Radiator.

Bathroom

7' 9" x 5' 6" (2.36m x 1.67m)

WC and wash hand basin. Bath with handheld shower head over. Window to rear. Radiator.

Outside

Front Garden

Decorative stones either side of the pathway leading to the front door. Driveway to the right of the property with off street parking and garage.

Rear Garden

Enclosed rear garden with flower and shrub borders. Garden is mainly laid to lawn with a patio seating area.

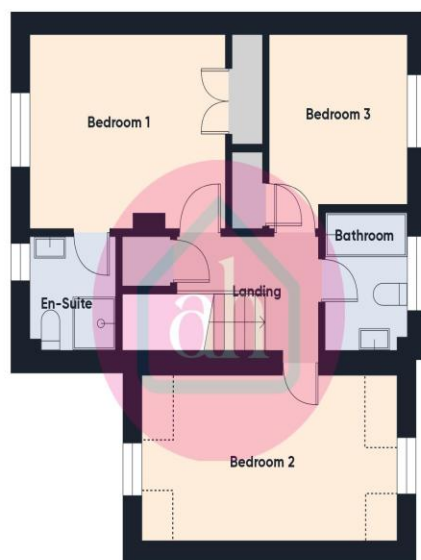
Garage

17' 2" x 9' 7" (5.24m x 2.92m)

Electric roller door and pedestrian door to the rear garden. Power and light.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1071.88 ft²

Reduced headroom

26.23 ft²

(1) Excluding balconies and terraces

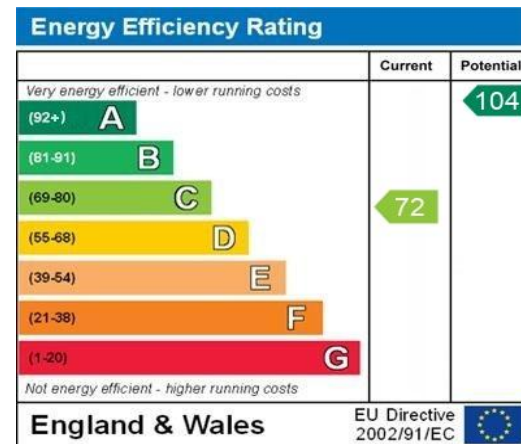
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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