



Situated in a quiet Cul de sac in the popular and well served village of Elmswell. This delightful property offers everything you could need in a home. Close to community amenities including the train station and easy access to the A14. The home benefits from comfortable and well-planned living with an open plan sitting/dining room opening to a good size well-kept garden. Modern kitchen and bathroom, along with two good size bedrooms. The property thoughtfully designed and spacious, with the added benefits of a garage and parking. Early viewing is highly recommended.

Entrance Porch

4' 7" x 2' 4" (1.4m x 0.7m)

Front door with window to side aspect. Door leading to sitting room.

Sitting/Dining Room

18' 4" x 15' 5" (5.6m x 4.7max)

Generous bright open plan space ideal for entertaining. Wood flooring and stairs leading to the first floor. French doors opening to the rear garden. Radiators

Kitchen

7' 3" x 7' 3" (2.2m x 2.2m)

Modern kitchen with wall and base cupboard and drawer units and work tops over. Inset sink and drainer. Built in electric oven, gas hob and extractor fan. Space for a full fridge freezer. Window to rear aspect and wall fitted gas boiler.

Landing

Two storage cupboards and loft access.

Bedroom 1

11' 2" x 8' 2" (3.4m x 2.5m)

Double room with window to rear aspect. Radiator

Bedroom 2

8' 2" x 6' 7" (2.5m x 2.0m)

Window to rear aspect and radiator

Bathroom

7' 7" x 5' 7" (2.3m x 1.7m)

WC and pedestal wash basin. Bath with electric shower over and handheld shower head. Window to front aspect. Radiator

Outside

Front Garden

Pathway to front door. Lawn area surrounded by established hedge and wall.

Rear Garden

Lovely well kept garden with good size patio seating area. Steps leading up to the lawn area surrounded by established flower beds. Enclosed partially by wall and fencing and side gate access to the front.

Garage

16' 5" x 8' 6" (5.0m x 2.6m)

Up and over door. Power connected with internal and external lighting. Parking for a car.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

517 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

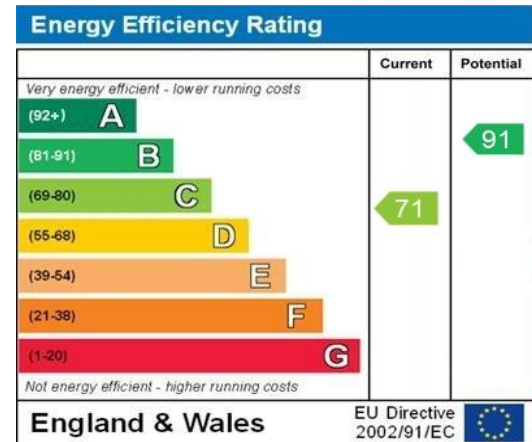
Reduced headroom

..... 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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