

This attractive three-bedroom semi-detached property is ideally situated in the popular and well-connected village of Elmswell. Tastefully presented throughout, the home offers a spacious sitting room, a bright and practical kitchen/breakfast room, three bedrooms, and a modern family bathroom. Outside, the property benefits from well-maintained gardens and a private driveway offering convenient off-road parking. A fantastic opportunity for families, first-time buyers, or those looking to enjoy village living with excellent local amenities and transport links nearby.

### Entrance Hall

Stairs to first floor and radiator.

### Sitting Room

12' 6" x 10' 10" (3.8m x 3.3m)

Well presented room with bay window to front offering lots of natural light. Double doors opening to the kitchen. Radiator

### Kitchen/Dining Room

14' 2" x 9' 8" (4.31m x 2.94m)

Stylish kitchen with matching wall and base cupboard and drawer units, ample work tops over. Inset sink and drainer, space for washing machine and dishwasher. Integral oven, hob with extractor fan over. A good size understairs pantry style cupboard with shelving. Window to rear aspect and door to garden. Radiator

### Landing

9' 2" x 2' 10" (2.79m x 0.86m)

Airing cupboard and loft access.

### Bedroom 1

12' 4" x 8' 7" (3.76m x 2.61m)

Double room with double wardrobe and storage cupboard. Windows to front. Radiator

### Bedroom 2

7' 7" x 7' 6" (2.31m x 2.28m)

Window to rear. Radiator

### Bedroom 3

8' 1" x 6' 6" (2.46m x 1.98m)

Window to rear. Radiator

### Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Modern suite with WC and vanity sink unit. Bath with screen and shower head over. Heated towel rail. Window to side.

### Outside

#### Front Garden

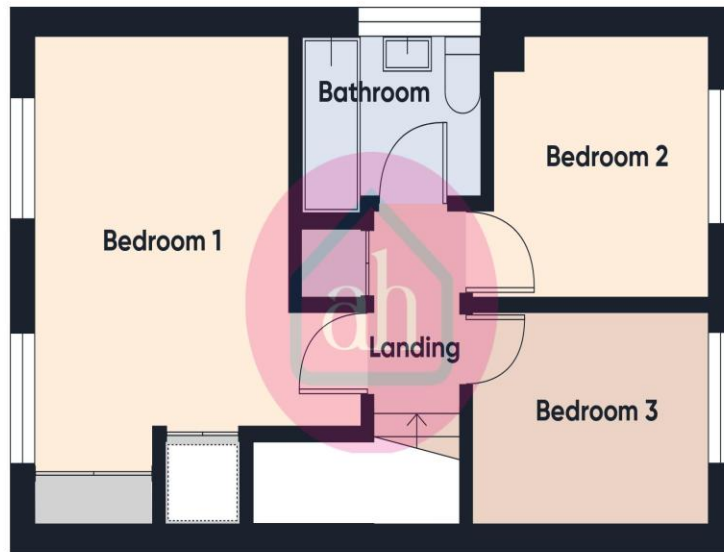
Driveway to side offering ample off street parking, the remainder is laid to lawn with shrub border and pathway leading to the front door. Gated access to rear.

#### Rear Garden

Enclosed by fencing with a patio seating area. Laid mainly to lawn with a shrub border and garden shed for storage.



Ground Floor



Floor 1

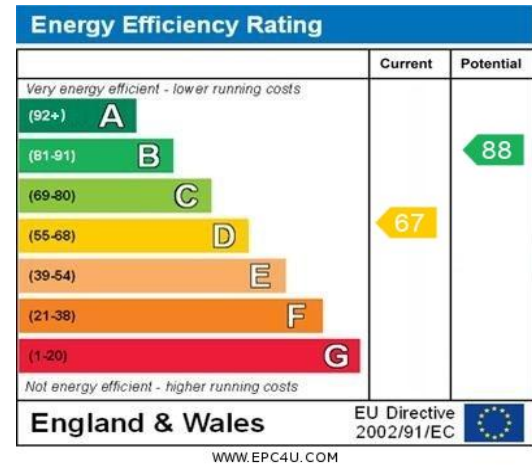
Approximate total area<sup>(1)</sup>  
607 ft<sup>2</sup>

(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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