

Beautifully presented throughout, this three-bedroom terraced home is located in the popular and well-served village of Elmswell. Tastefully decorated and ready to move straight into, the property offers comfortable and stylish living. The ground floor features a convenient cloakroom, a modern kitchen/dining room and a spacious sitting room ideal for relaxing or entertaining. Upstairs, there are three bedrooms, including a master with en-suite, along with a contemporary family bathroom. Outside, the rear garden includes a patio area and lawn, providing a pleasant space to unwind with gated access to the parking at the rear.

### **Entrance Hall**

Stairs leading to first floor. Amtico flooring.  
Radiator.

### **Sitting Room**

13' 9" x 11' 10" (4.2m x 3.6m)  
Well-proportioned room with window to front.  
Radiator.

### **Inner Hall**

Storage cupboard.

### **Cloakroom**

5' 11" x 3' 3" (1.8m x 1.0m)  
WC and wash basin. Radiator.

### **Kitchen/Dining Room**

15' 5" x 9' 2" (4.7m x 2.8m)  
Stylish well-designed kitchen with matching wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated double oven with separate four ring gas hob and extractor hood over. Integrated full fridge freezer and dishwasher. Dining area with window to rear and French doors to the garden. Amtico flooring throughout. Radiator.

### **Landing**

Loft access and radiator.

### **Bedroom 1**

9' 7" x 9' 3" (2.92m x 2.82m)  
Double room with fitted mirrored wardrobes.  
Window to front. Radiator.

### **En-Suite**

5' 7" x 5' 3" (1.7m x 1.6m)  
Contemporary suite with WC and pedestal wash basin. Shower cubicle with feature tiles.  
Window to front. Radiator.

### **Bedroom 2**

10' 10" x 8' 6" (3.3m x 2.6m)  
Double room with window to rear. Radiator.

### **Bedroom 3**

11' 6" x 6' 7" (3.5m x 2.0m)  
Window to rear. Radiator.

### **Bathroom**

6' 8" x 5' 7" (2.03m x 1.70m)  
Stylish suite with WC and wash basin and bath.  
Feature tiles. Radiator.

### **Outside**

#### **Front Garden**

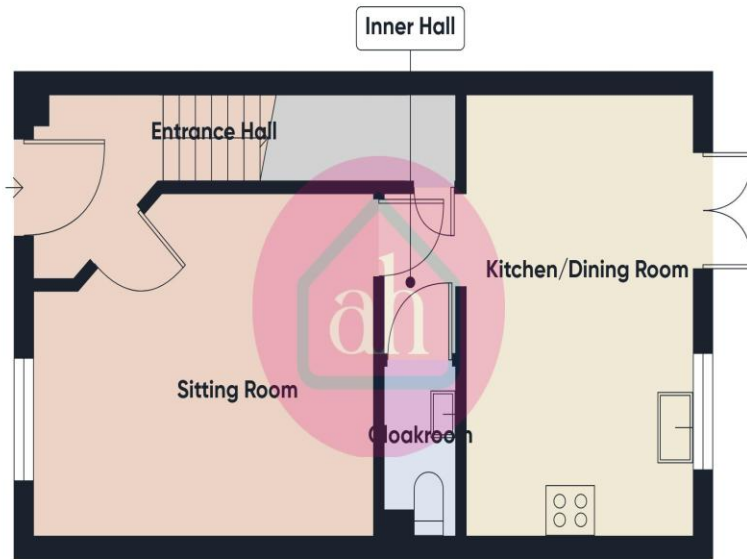
Pathway to front door edged by mature hedge

#### **Rear Garden**

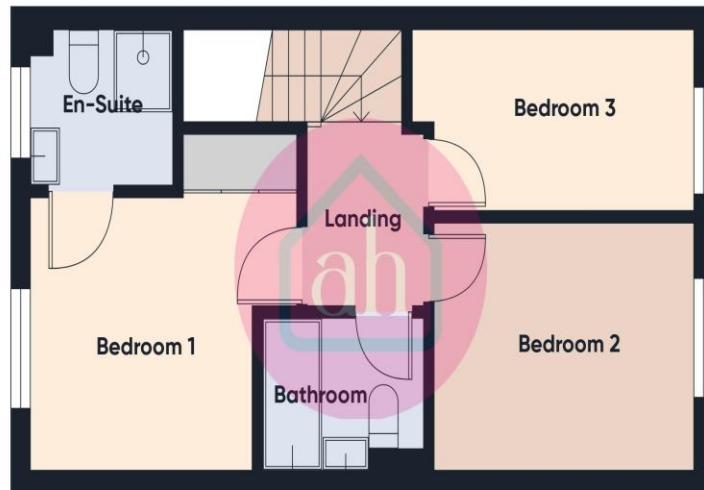
Enclosed by fencing, laid mainly to lawn with a patio seating area. Pathway leading to gate access to rear, edged by shingle border.  
Storage Shed.

#### **Parking**

Two allocated spaces.



Ground Floor



Floor 1

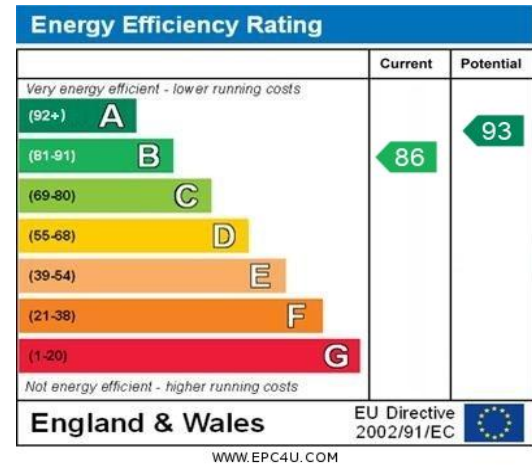
Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>

(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.

GIRAFFE360



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.