



Rose Lane, Elmswell, Bury St. Edmunds, Suffolk, IP30 9EB

£550,000 Freehold



Beautifully renovated by the current owners, this stylish bungalow is set on a generous plot of approximately 0.36 acres, tucked away at the end of a peaceful no-through lane in a sought-after village location. The property has been tastefully updated throughout and offers well-balanced accommodation, including a spacious sitting/dining room, a recently fitted modern kitchen, three bedrooms, and a beautifully appointed shower room. Outside, the home enjoys ample off-road parking, a double garage and extensive gardens offering plenty of space for outdoor living and potential further development (subject to any necessary consents). This is a rare opportunity to acquire a move-in ready home in a tranquil yet convenient village setting.

### **Entrance Hall**

A welcoming entrance hall, oak veneer flooring. Radiator.

### **Sitting/Dining Room**

19' 4" x 10' 10" (5.9m x 3.3m)

A light and airy room with two windows to front, oak veneer flooring, two radiators, open plan to kitchen

### **Kitchen**

12' 2" x 11' 6" (3.7m x 3.5m)

A recently fitted modern and stylish kitchen with a range of fitted wall and base level units, with central island, integral double oven. induction hob with extractor over, one and a half bowl sink unit and drainer, space for American fridge/freezer. Radiator. French doors to garden.

### **Bedroom 1**

12' 10" x 11' 2" (3.9m x 3.4m)

Double room with window to front. Radiator

### **Bedroom 2**

11' 10" x 10' 10" (3.6m x 3.3m)

Double room with French doors to rear garden. Radiator.

### **Bedroom 3**

11' 10" x 5' 11" (3.6m x 1.8m)

Window to Rear. Radiator

### **Shower Room**

8' 6" x 7' 10" (2.6m x 2.4m)

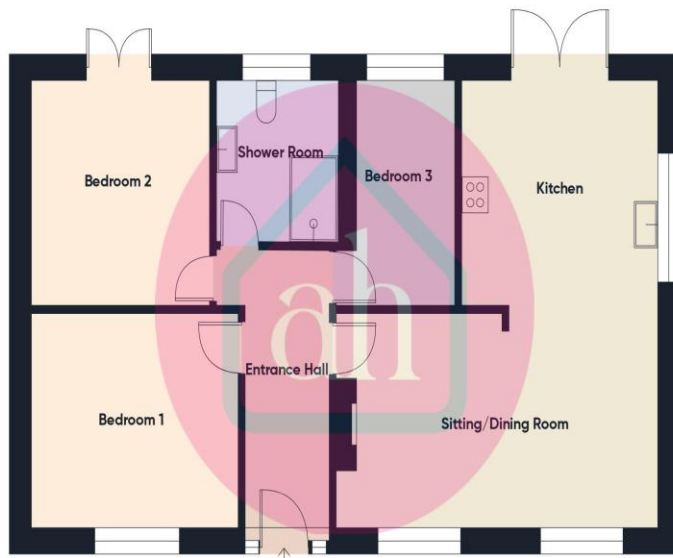
A modern suite comprising walk in shower, W.C, wash hand basin, heated towel rail. Window to rear.

### **Outside**

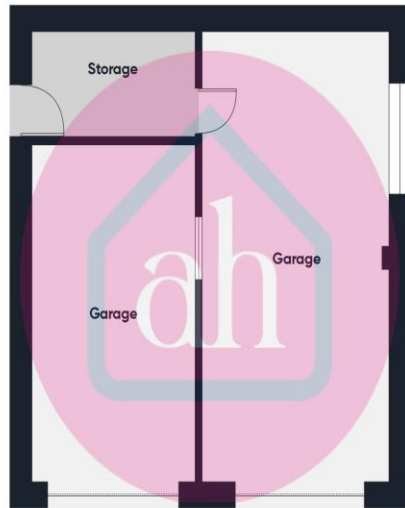
The property is approached via a gravelled driveway which provides ample off road parking, the remainder of the front garden is laid to lawn. The rear garden is mainly laid to lawn, gravelled area providing a seating area, established trees, enclosed by fencing.

### **Double Garage**

With two up and over doors, courtesy door to garden. Separate storage area.



Ground Floor Building 1



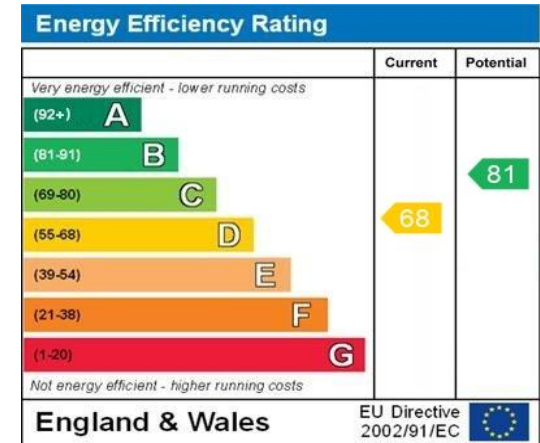
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1381 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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