



NEW BRECK ROAD ELMSWELL, IP30 9YN

£390,000
FREEHOLD

Located in the highly sought-after village of Elmswell, this beautifully presented four-bedroom detached home offers welcoming and spacious living space. The ground floor boasts a generous sitting room that seamlessly flows onto a lovely terrace garden, perfect for relaxing or entertaining friends and family. A study provides an ideal space for working from home, while the stylish kitchen and dining area is complemented by a utility room and a convenient downstairs cloakroom.

Upstairs, you will find four generously sized bedrooms, including a master with an en-suite and a contemporary family bathroom. Outside, the property features a covered storage area and shed, with a driveway offering ample off-road parking. This exceptional family home combines elegant living with practicality, situated close to excellent local amenities and easy access to transport links. An opportunity not to be missed!

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NEW BRECK ROAD

- Impressive 4 Bedroom Detached Home In Elmswell
- Stylish Kitchen/Dining Room With Utility
- Master Bedroom With En-suite
- Gas Fired Heating
- Study & Cloakroom
- Close To Plenty Of Amenities
- Large Garden Terrace
- Ample Off Street Parking
- Covered Storage Area & Shed
- Be Impressed With The 360 Tour!



Entrance Hall

Bright welcoming entrance hall. Stairs to first floor and understairs storage. Radiator

Cloakroom

Stylish suite with WC and pedestal wash basin. Radiator

Study

Good size room with bay window to front. Radiator

Sitting Room

Well-proportioned room with French doors leading to the garden. Radiator

Kitchen/Dining

Impressive well-designed kitchen with matching wall and base cupboard and drawer units. Ample work tops over with inset sink and drainer. Integrated appliances include dish washer, double oven, hob and extractor fan over. Space for a full American fridge freezer. Family dining area and dual aspect windows to front and rear. Two radiators.

Utility Room

Matching wall and base cupboards with work tops over. Space for a washing machine and tumble dryer. Wall mounted boiler. Door to rear and radiator.

Landing

Loft access part boarded.

Bedroom 1

Well presented double room with fitted wardrobes. Window to front. Radiator

En-Suite

Stylish suite with WC and pedestal wash basin. Separate shower cubicle surrounded by feature tiles. Window to front and heated towel rail

Bedroom 2

Double room with window to rear. Radiator

Bedroom 3

Double room with window to front. Radiator

Bedroom 4

Window to rear. Radiator

Bathroom

Contemporary suite with WC and pedestal wash basin. Bath with shower over surrounded by feature tiles. Window to rear. Heated towel rail.

Outside

Front Garden

Low maintenance shrub borders to front and side, with block paved driveway to side for parking. Cover storage with a gated shed.

Rear Garden

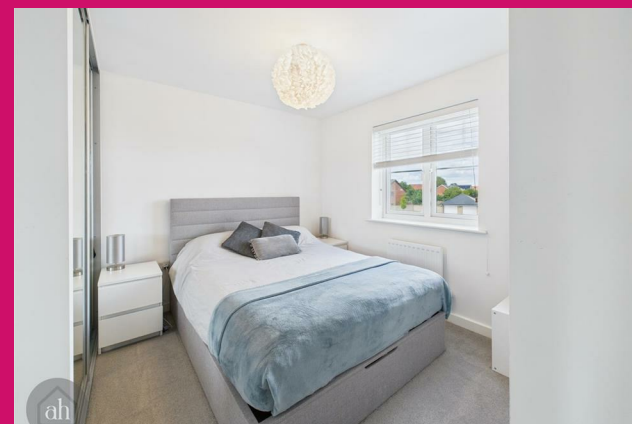
The generous size garden is enclosed by fencing being paved with raised flower sleeper beds. Side gate access.

Agent's Note

The yearly estate charge is approximately £200 a year



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Approximate total area^m
1151 ft²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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