



## HALL LANE ELMSWELL, IP30 9JH

£260,000  
FREEHOLD

Beautifully presented throughout, this three-bedroom terraced home is situated in the popular and well-served village of Elmswell. Stylishly decorated and ready to move straight into, the property offers comfortable and modern living. The ground floor includes a handy cloakroom, a contemporary kitchen/dining room and a generous sitting room – perfect for both relaxing and entertaining. Upstairs, there are three bedrooms, including a master with en-suite and fitted wardrobes, while the second bedroom also benefits from fitted wardrobes. A sleek family bathroom completes the first floor. Outside, the rear garden features a patio area and lawn, along with a useful shed and gated access to the parking at the rear.

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# HALL LANE

- Stylish 3 Bedroom House • Master Bedroom With En Suite • Modern Kitchen / Dining Room • Gas Fired Central Heating • Enclosed Garden With Patio & Shed • Convenient Ground Floor Cloakroom • Allocated Off Road Parking • Popular Village With Railway Station & Access to A14 • Ideal For Investment Buyers Or First Time Buyers • View Now With Our 3D Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to first floor. Radiator.

## Sitting Room

Well proportioned room with window to front. Radiator.

## Inner Hall

Storage cupboard

## Cloakroom

WC and wash basin. Radiator

## Kitchen/Dining Room

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 induction hob and extractor hood over. Integrated full fridge freezer and dishwasher. Dining area with window to rear and French doors to the garden. Radiator.

## Landing

Loft access and radiator

## Bedroom 1

Double room with fitted wardrobes. Window to front. Radiator

## En-Suite

Contemporary suite with WC and pedestal

wash basin. Shower cubicle with feature tiles. Window to front. Radiator.

## Bedroom 2

Double room with fitted wardrobes. Window to rear. Radiator.

## Bedroom 3

Window to rear. Radiator

## Bathroom

Stylish suite with WC and wash basin. Bath with shower over and 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 parking. Storage Shed.

## Parking

Two allocated spaces.

## Agent's Note

The estate charge is approximately £166 for 2025 - reviewed annually



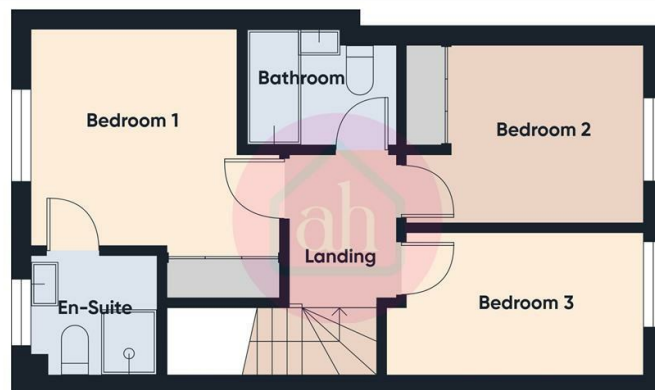
## HALL LANE







Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
787 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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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