



## 6 SELION WAY BURY ST. EDMUNDS, IP30 9YA

£300,000  
FREEHOLD

This incredibly spacious three-bedroom semi-detached home is ideally situated in the popular village of Elmswell, which benefits from its own train station, making it perfect for commuters. The ground floor offers a stylish, good-size kitchen/dining room, a convenient cloakroom and a beautifully presented sitting room with doors leading into the garden. Upstairs there are three well-proportioned bedrooms, including a master with en suite shower room, and a modern family bathroom. Outside, there's a driveway providing off-road parking with gated access to the rear. The enclosed garden is mainly laid to lawn with two patio seating areas, creating a lovely space for relaxing and entertaining. This is a wonderful home that perfectly combines comfortable living with a superb village location.

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# 6 SELION WAY

- Well Presented Three Bedroom Semi Detached Family Home
- Stylish Kitchen/Dining Room
- Driveway & Off Road Parking
- Gas Fired Heating
- Master Bedroom With En-Suite
- Good Size Rear Garden
- Ground Floor Cloakroom
- Excellent Transport Links For Commuters
- Popular Village Location With Many Local Amenities
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to first floor.

Radiator

## Cloakroom

WC and wash basin. Window to front. Radiator

## Sitting Room

Spacious room with full length glazed panels and French doors leading to the rear garden. Understairs storage. Radiator.

## Kitchen/Dining Room

Stylish kitchen with wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated appliances include, fridge freezer, dishwasher, oven with hob and extractor fan over. Space for washing machine and tumble dryer. Dining area with window to front and side. Radiator.

## Landing

Loft access and cupboard housing the boiler.

## Bedroom 1

Spacious double room with fitted wardrobes. Window to front. Radiator.

## En-Suite

Stylish suite with WC, wash basin. Separate shower cubicle with feature wall tiles. Window to side. Heated towel rail.

## Bedroom 2

Double room with window to rear. Radiator.

## Bedroom 3

Window to rear. Radiator.

## Bathroom

Stylish suite with WC and wash basin. Bath with hand held shower head over. Window to front. Heated towel rail.

## Outside

### Front Garden

Driveway to side for parking. Shrub border with path to front door.

### Rear Garden

A spacious, fully enclosed garden with two good size patio seating areas. Laid mainly to lawn border by a decorative pathway and raised flower beds. The garden also benefits from gated access to the driveway. Shed for storage.

### Agent's Note

Estate charge of £137 every 6 months.

Reviewed annually

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