



## SELION WAY, ELMSWELL

BURY ST. EDMUNDS, IP30 9YA

£300,000  
FREEHOLD

Located in the well served village of Elmswell, this deceptively spacious semi-detached house offers a perfect blend of comfort and style. With convenient cloakroom, bright and airy sitting room. The heart of the home is undoubtedly the well-appointed kitchen and dining room, which provides ample space for family meals and gatherings. The property comprises three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room, there is family bathroom is tastefully designed. Outside, the landscaped gardens offer a delightful outdoor space, there is a driveway providing ample off road parking.

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# SELION WAY, ELMSWELL

- 3 spacious bedrooms • En-suite master bedroom • Modern semi-detached house • Cloakroom for convenience • Landscaped garden • Open-plan kitchen/dining • Located in Bury St. Edmunds • Close to local amenities • Newly constructed home • Viewing recommended



## Entrance Hall

Stairs to first floor. Radiator.

## Cloakroom

W.C, wash hand basin, window to front. Radiator.

## Sitting Room

Built in under stairs storage cupboard, French doors to rear. Radiator.

## Kitchen/Dining Room

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit. Range of integrated appliances including oven and ceramic hob with extractor over, dishwasher, fridge/freezer, space for washing machine. Drinking tap (water softener needs to be fitted), radiator. Windows to front and side.

## First Floor Landing

Loft access, storage cupboard housing boiler.

## Bedroom 1

With built in wardrobe, window to front. Radiator.

## Ensuite

Fitted suite comprising shower cubicle, W.C, wash hand basin, window to side. Radiator.

## Bedroom 2

Window to rear. Radiator.

## Bedroom 3

Window to rear. Radiator.

## Bathroom

Fitted suite comprising bath with shower mixer tap over, W.C, wash hand basin. Window to front. Radiator

## Front Garden

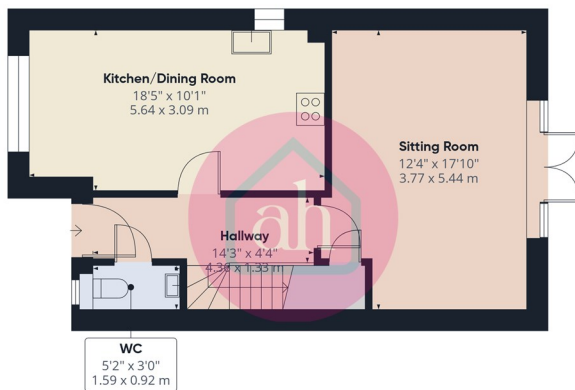
To the front of the property there is a driveway providing ample off road parking.

## Rear Garden

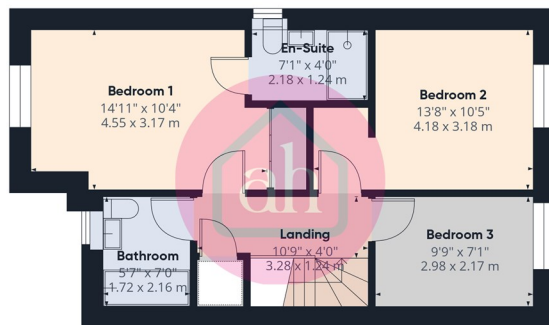
To the rear of the property the garden is laid to lawn with decking area and pergola. The remainder of the garden is graveled with artificial grass area and flower bed. The garden is enclosed by fencing with gate providing side access.

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

981 ft<sup>2</sup>

91.1 m<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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             | 84                      | 94        |

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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