

HALL LANE, ELMSWELL IP30 9LY

£325,000 OIEO
FREEHOLD

Situated in the popular village of Elmswell, this well-presented and chain-free townhouse offers versatile and spacious accommodation arranged over three floors. The ground floor features a stylish kitchen-breakfast room, a welcoming sitting room and a cloakroom. On the first floor, you will find a family bathroom and two generously sized bedrooms. The top floor provides a further two bedrooms, including one with an en-suite, along with an additional shower room – ideal for those seeking flexible living options or space for guests, working from home or a growing family. Outside, the property benefits from an enclosed rear garden with an EV charging point and off-road parking to the rear, completing this fantastic home in a thriving and well-connected village. Perfect for first-time buyers, families or investors alike. Come and take a look inside!

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HALL LANE, ELMSWELL

- No Onward Chain • Stylish Kitchen/Breakfast Room • Spacious Sitting/Dining Room • Ground Floor Cloakroom • Master Bedroom With En-Suite • Three Further Good Sized Bedrooms • EV charging point • Enclosed Rear Garden & Two Parking Spaces • Close To Local Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Bright welcoming entrance hall with stairs to the first floor landing. Understairs storage and radiator.

Cloakroom

WC and wash basin. Radiator.

Sitting/Dining Room

Spacious room with French doors leading to the garden. Radiator.

Kitchen/Breakfast Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Integrated appliances include a full fridge freezer, dishwasher and washing machine. A built-in eye level electric oven and grill, separate gas hob and extractor hood over. Window to front and radiator.

First Floor Landing

Window to front and radiator.

Bedroom 1

Double room with a Juliet balcony overlooking the rear garden. Window to rear and radiator.

Bedroom 2

Double room with window to front and radiator.

Bathroom

Modern suite with WC and wash basin. Feature

tiles surrounding the bath with mixer taps. Radiator.

Second Floor Landing

With loft access, which benefits from boarded area for storage, and airing cupboard. Radiator.

Bedroom 3

Double room with windows to front. Radiator.

Shower Room

WC and wash basin. Separate shower cubicle fully tiled. Radiator.

Bedroom 4

Double Room with rear and radiator.

En-Suite

Modern suite with WC and wash basin. Separate shower cubicle fully tiled. Radiator.

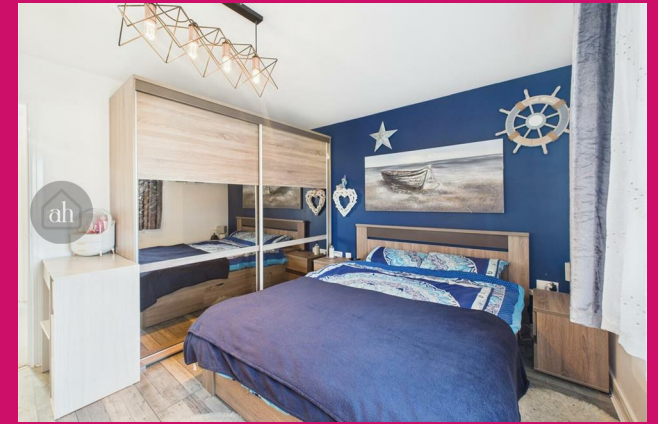
Outside

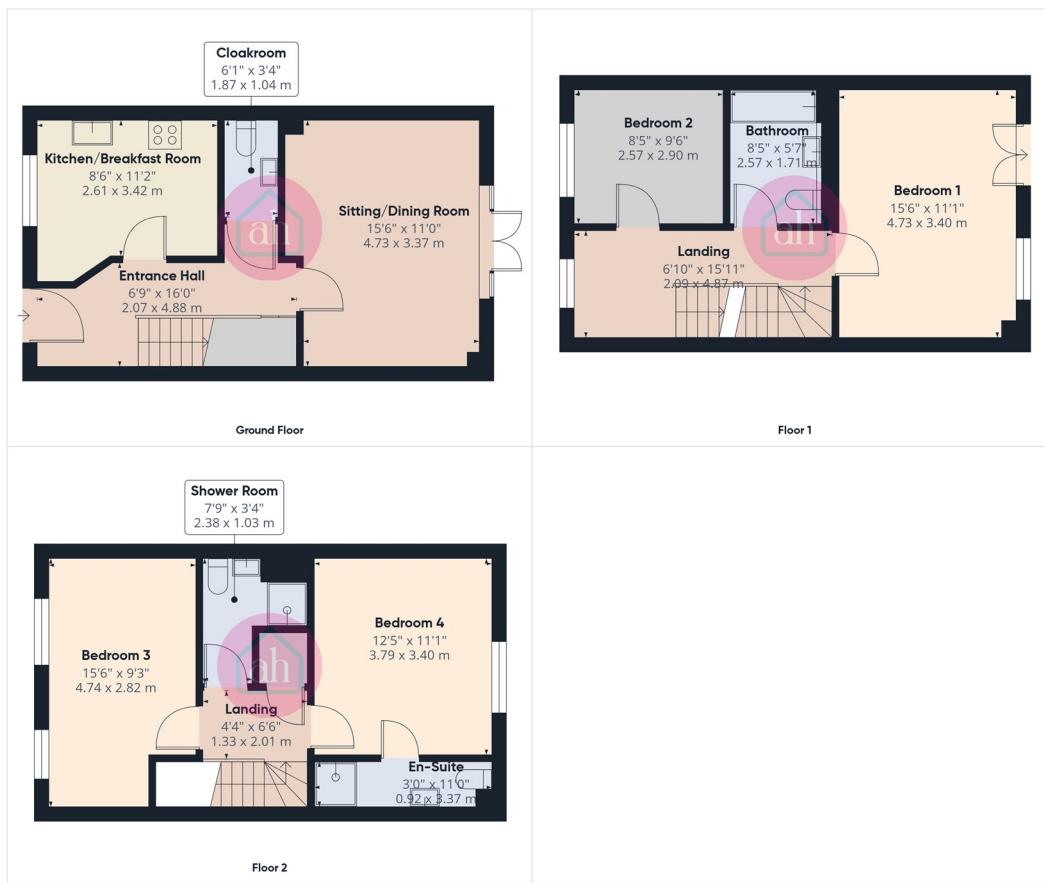
Front of the property is a shrub bed and pathway to the front door. The rear garden is fully enclosed by fencing, laid mainly to lawn with a patio area and a pathway leading to a rear gated access.

Parking

Two parking space to rear of property.

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Approximate total area^m

1187 ft²
110.4 m²

(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		95
(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: D

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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