



FREEDOM ROAD, ELMSWELL, IP30 9YT

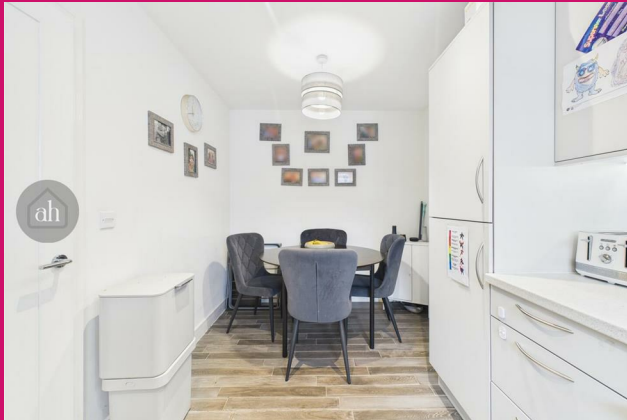
£270,000
FREEHOLD

This three bedroom home is located in the popular and well-served village of Elmswell. The ground floor accommodation offers a welcoming entrance hall, ground floor cloakroom, a bright sitting room with patio doors which open directly onto the rear garden and a modern kitchen/dining room ideal for everyday family living and entertaining. Upstairs, the property provides three bedrooms and a modern family bathroom. Outside, the home benefits from three off-road parking spaces to the front, while gated side access leads to the rear garden, which is mainly laid to lawn and includes a useful garden shed, providing an ideal space for relaxation and outdoor enjoyment.

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FREEDOM ROAD

• Well Presented Three Bedroom Home • Stylish Kitchen/Dining Room • Ground Floor Cloakroom • Gas Fired Central Heating • Three Bedrooms • Within Walking Distance To Local Amenities & Transport Links • Enclosed Rear Garden & Driveway Parking • Modern Family Bathroom • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Under stairs storage and consumer unit. Radiator.

Cloakroom

WC and wash basin. Window to front and radiator.

Sitting Room

Well proportioned room with French doors opening to the garden and window to rear. Radiator.

Kitchen/Dining Room

Stylish kitchen with matching wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated appliances include fridge freezer, dishwasher, washing machine, electric oven with gas hob and extractor fan over. Window to front and radiator.

Landing

Loft access

Bedroom 1

Double room with built in two door wardrobe. Window to front and radiator.

Bedroom 2

Double room with built in wardrobe. Window to rear and radiator.

Bedroom 3

Window to rear and radiator.

Bathroom

Modern suite with WC and pedestal wash basin. A bath with shower head over and shower screen. Window to front and heated towel rail.

Outside

Front Garden

Block paved area and pathway to the front door. Parking to the front and gated access to the rear garden.

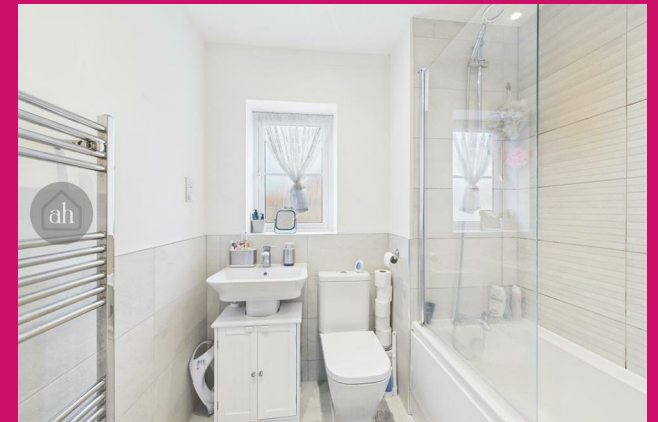
Rear Garden

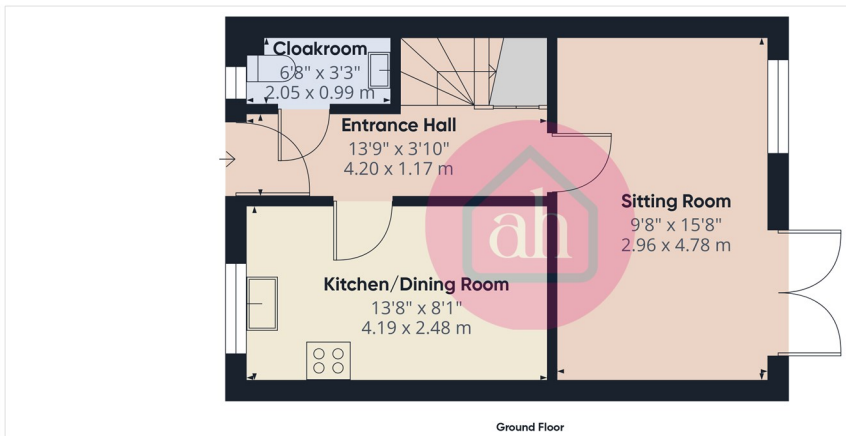
Fully enclosed garden with good sized patio seating area and the remainder laid to lawn. A good sized shed for storage and side gated access to the front.

Agent's Note

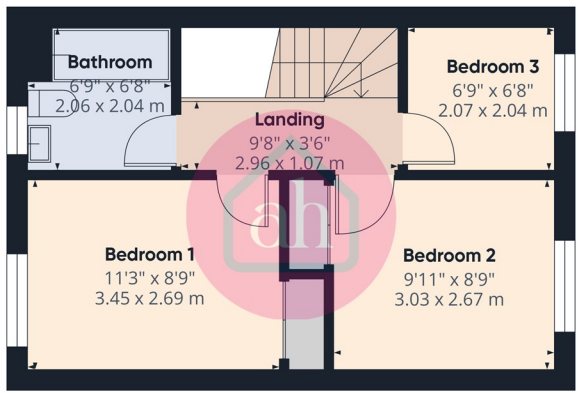
Service charge of £263 per year, reviewed annually

FREEDOM ROAD





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
694 ft²
64.4 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		
(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: B

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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