



ROWAN GREEN, ELMSWELL

BURY ST. EDMUNDS, IP30 9DN

£260,000
FREEHOLD

Make time to view this great family home in this popular village which has all the amenities you need including a train station.

Offering extra accommodation to include an extended kitchen/breakfast room and downstairs cloakroom the property further benefits from a large workshop, garage and plenty of parking.

There is gas central heating, double glazed windows and an enclosed garden.

See how this home could work for you with our 3D virtual tour.

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ROWAN GREEN, ELMSWELL

- Great Family Home In Popular Village • 3 Bedrooms • Extended Kitchen/Breakfast Room • Gas Central Heating • Cloakroom • Workshop And Garage • Enclosed Garden • Lots Of Parking • Easy A14 Access • Make Time To View!



Entrance Hall

Stairs to first floor and door to sitting room.

Sitting/Dining Room

Understairs cupboard. Window to front and patio doors to the garden.

Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units, one and half sink with drainer. Induction hob, integrated cooker, extractor fan and integrated dishwasher. Space for fridge freezer. Windows to side and rear and door to rear garden. Plumbing for washing machine. Space for breakfast table. Tiled floor.

Cloakroom

WC, hand wash basin and window to side.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1

Radiator and window to rear.

Bedroom 2

Radiator and window to front.

Bedroom 3

Window to front and radiator.

Bathroom

Bath with shower attachment over, WC, pedestal wash basin and heated towel rail. Tiled walls and flooring. Window to rear.

Outside

Front Garden

Gravel driveway to garage with ample off road parking. Side access.

Rear Garden

Laid mainly to lawn with patio area. Shed with insulation and power.. Side gate access. Open fronted storage area with access to:

Workshop 1

Power and light. Window to front and door to garden. Window to workshop 2.

Workshop 2

Power and light. Door to garden.

Garage

Insulated, power, electric roller door.

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Ground Floor Building 1



1st Floor Building 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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