



STATION ROAD, ELMSWELL, IP30 9HD

£300,000
FREEHOLD

Discover this spacious three-bedroom end terrace home offering versatile accommodation throughout. The ground floor features a generous dining and sitting room complete with a cozy log burner, a stylish kitchen with a utility area. A further reception room and a convenient ground floor wet room. Upstairs, you will find three good-sized bedrooms accompanied by a modern family bathroom. Outside, the property benefits from a generous driveway providing ample parking, which leads to a garage and a handy workshop. The rear garden is fully enclosed for privacy, with the added bonus that the current owners rent further garden space to the rear. With amenities and transport links within easy reach to the home. Viewing is highly recommended.

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STATION ROAD

- Three Bedroom End Terrace Home • Open Plan Sitting/Dining Room • Stylish Kitchen & Utility Area • Gas Fired Central Heating • Second Reception Room/Study • Ground Floor Wet Room • Garage & Driveway With Ample Off Road Parking • Separate Workshop • Close To Village Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Exposed brick flooring. Stairs to the first floor. Radiator.

Sitting/Dining Room

Open plan dining/sitting room with space for a dining table. Inset log burner and hearth. Window to front. Opening to the sitting room with two storage cupboards and an airing cupboard. Window to rear. Radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Butler sink with filter drinking tap. Integrated appliances include electric oven, induction hob and extractor hood. Integral dishwasher and bins. Space for a fridge freezer. Window to side.

Inner Hall/Utility Area

Space and plumbing for washing machine and tumble dryer. Door to side access.

Study/Reception Room

Storage cupboard and window to side. Radiator heated by LPG.

Wet Room

Fully tiled with WC and pedestal wash basin. Shower head and handheld shower head. Window to side. Heated towel rail.

Landing

Window to rear. Loft access and storage. Radiator.

Bedroom 1

Double room with double built in wardrobes. Window to front. Radiator.

Bedroom 2

Window to side. Radiator.

Bedroom 3

Skylight and storage cupboard.

Bathroom

WC and vanity wash basin. Japanese sitting bath with rainfall shower head and handheld attachment over. Heated towel rail.

Outside

Front Garden

Fully enclosed by fencing with a gravelled driveway offering ample off-road parking. Double gates opening to the rear garden.

Rear Garden

Driveway leading to the garage and workshop. Fully enclosed by fencing with a lawn area and gated access. The further garden to the rear is owned by the neighbours and is rented by current vendors.

Garage

Up and over door. Window and pedestrian door. Power connected

Workshop

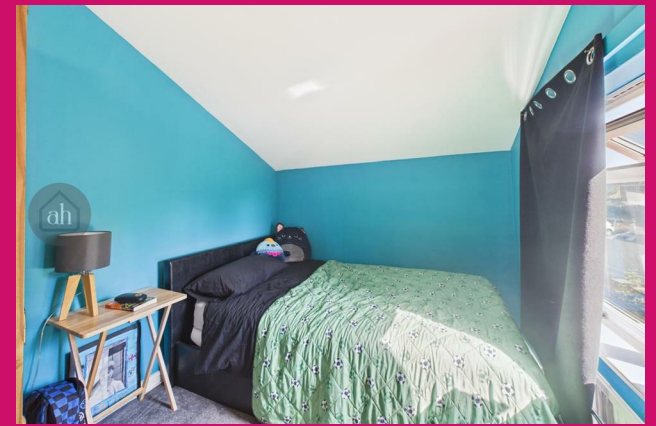
Double doors.

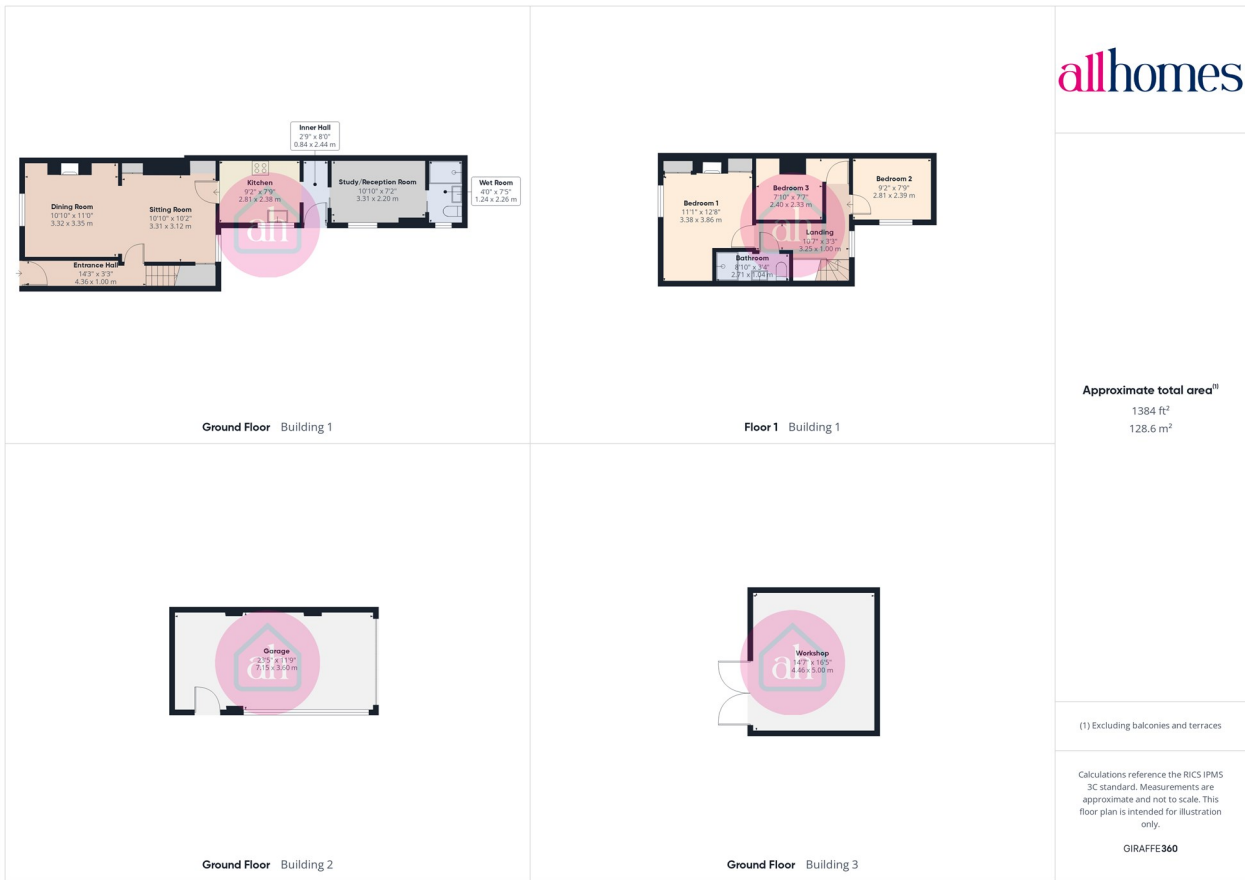
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STATION ROAD





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: Council Tax Band: A

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