



BENNETT AVENUE, ELMSWELL, IP30 9EZ

£325,000
FREEHOLD

Situated in the heart of the well-served village of Elmswell, this charming semi-detached property is the perfect choice for buyers seeking a spacious, modern, and comfortable home. As you step inside, you are greeted by a generous-sized sitting room that flows seamlessly into the dining room and stylish kitchen, creating an ideal space for entertaining family and friends. Upstairs, discover four well-proportioned bedrooms, all served by a contemporary family bathroom. This lovely home benefits from a generous corner plot, featuring well maintained gardens to both the front and rear. Additionally, there is a garage and driveway for off road parking. Elmswell is a picturesque village that boasts a friendly community and a range of local amenities, including shops, schools and parks, making it an excellent choice. Do not miss the chance to make this lovely house your new home.

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BENNETT AVENUE

- Well Presented Semi-Detached Four Bedroom Home
- Stylish Kitchen
- Spacious Sitting Room
- Gas Fired Central Heating
- Separate Dining Room
- Garage & Off Road Parking
- Good Sized Corner Plot With Front and Rear Gardens
- Within Walking Distance To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor, radiator.

Sitting Room

Well-proportioned room with dual aspect windows to front and rear, enjoying plenty of natural light. A storage cupboard and two radiators.

Dining Room

With French doors opening directly to the rear garden. Radiator.

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include dishwasher, double oven with induction hob and extractor hood over. Space for full fridge freezer, washing machine and tumble dryer. Dual aspect windows to front and side. Door to the rear porch.

Rear Porch

Door directly to the rear garden.

Landing

Loft access and an airing cupboard.

Bedroom 1

Double room with fitted wardrobes. Dual aspect windows to front and rear. Radiator.

Bedroom 2

Double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 3

Double room with fitted wardrobes window to front. Radiator.

Bedroom 4

With fitted wardrobes. Window to front. Radiator. Measurement is from front of wardrobes to end wall

Bathroom

Contemporary suite, WC and pedestal wash basin. A bath and shower head over with shower screen. Window to rear and heated towel rail.

Outside

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Front Garden

The front garden is laid mainly to lawn with a pathway to the front door and flower beds to front. Driveway to the side.

Rear Garden

Fully enclosed well-kept garden with a decorative patio seating area. The remainder of the garden is laid to lawn, bordered by flower beds. A pathway to the side gate, accessing the garage and driveway.

Garage

Up and over door, power connected and driveway parking.

BENNETT AVENUE





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Approximate total area⁽¹⁾
 1135 ft²
 105.5 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
	EU Directive 2002/91/EC	

EPC Rating: C 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

allhomes
 28 Thurston Granary, Thurston
 Bury St Edmunds
 Suffolk
 IP33 3QU

01359 234444
 mail@allhomes.uk.com
 allhomes.uk.com