





# BLACKBOURNE ROAD, ELMSWELL,
IP30 9UH

OIEO £250,000
FREEHOLD

Located in the popular village of Elmswell, this well-presented three-bedroom semi-detached house offers an exceptional blend of convenience and comfortable living. The ground floor features a modern kitchen and a bright, airy open-plan sitting and dining room with sliding doors that seamlessly open onto the rear garden. Upstairs, you will find two well-proportioned bedrooms alongside a third versatile bedroom, currently utilised as a study, all served by a family bathroom. Outside, the property benefits from a driveway leading to a garage and an enclosed, good-sized rear garden designed for low-maintenance. Positioned just steps away from local village amenities and excellent transport links ideal for commuters, this home offers a fantastic lifestyle in a sought-after location.

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# BLACKBOURNE ROAD

• Well Presented Three Bedroom Semi-Detached Home • Open Plan Sitting/Dining Room • Garage & Driveway • Gas Fired Central Heating • Enclosed Rear Garden • Well Appointed Kitchen • Close To Local Village Amenities • Close To The Local Train Station & Access To The A14 • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





## Entrance Hall
Stairs to first floor. Window to front. Radiator.

## Sitting Room
Spacious room with understairs storage cupboard. Window to front. Radiator. Opening into.

## Dining Room
Sliding patio doors into the garden. Radiator. Opening to.

## Kitchen
Modern kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in electric oven with hob and extractor hood over. Space for a slimline dishwasher, washing machine and full fridge freezer. Window to rear.

## Landing
Loft access. Storage cupboard housing the boiler.

## Bedroom 1
Double bedroom with fitted wardrobes. Window to rear. Radiator.

## Bedroom 2
Fitted wardrobes. Window to front. Radiator.

## Nursery/Study
Window to front. Radiator.

## Bathroom
WC and pedestal wash basin. Bath, fully tiled with shower head over. Window to rear. Heated towel rail.

## Outside

## Front Garden
Shingle and hardstanding driveway leading to the single garage surrounded by established hedging.

## Rear Garden
Fully enclosed by fencing the rear garden is low maintenance with patio seating area and shingle borders. Two sheds and aivary. Personal door into the garage.

## Garage
Up and over door. Power connected. Personal door into the garden.

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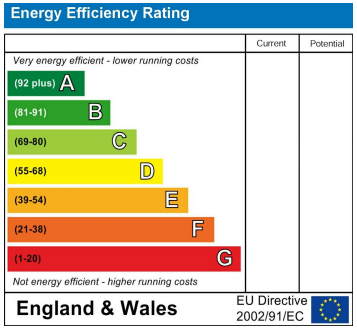













## EPC Rating: Council Tax Band: C

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