



## WARREN LANE, ELMSWELL

IP30 9FL

£525,000  
FREEHOLD

Discover this modern, spacious family home in the highly sought-after village of Elmswell. This detached property offers a welcoming entrance hall with a convenient downstairs cloakroom. The sitting room seamlessly opens into a separate dining area, ideal for family gatherings and a versatile study perfect for working from home. The contemporary kitchen/breakfast room is complemented by a practical utility area. Upstairs, you will find a generous master suite featuring an en suite bathroom and a dressing area and three additional large double bedrooms, served by a well-appointed family bathroom, providing ample space for family and guests alike. The layout expertly combines comfort and practicality, making it ideal for growing families. Externally, the home benefits from an integral garage, a driveway for off-road parking and an enclosed rear garden. Located close to local amenities and transport links, this stylish home offers the perfect blend of convenience and comfort.

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# WARREN LANE

- Well Presented Detached Four Bedroom Home • 3 Reception Rooms • Stylish Kitchen/Breakfast Room • Gas Fired Central Heating • Master Bedroom With En-Suite & Dressing Room • Garage & Driveway Parking • Utility Room & Ground Floor Cloakroom • Enclosed Rear Garden • Summer House Used As Home Office • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance hall with under stairs cupboard. Stairs to first floor and radiator.

## Cloakroom

WC and wash basin vanity unit. Radiator.

## Study

Dual aspect windows to front and side. Radiator.

## Sitting Room

Spacious room with bay window to the front enjoying plenty of natural light. Wood burner on hearth. Double doors opening to the dining room. Two radiators.

## Dining Room

Well proportioned room with French doors opening directly to the garden. Two radiators.

## Kitchen/Breakfast Room

Stylish kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated appliances include dishwasher and fridge freezer. Eye level double oven, induction hob with extractor hood over. Window to the rear and radiator. Door to the utility room.

## Utility Room

Wall and base cupboards with work tops over and an inset sink and drainer. Space for washing machine and tumble dryer. Wall mounted boiler. Window to rear and door to the garden. Pedestrian door to the integral garage. Radiator.

## Landing

Airing cupboard and loft access. Radiator.

## Bedroom 1

Generous sized double room opening to a walk in dressing room. Window to front and radiator.

## Dressing Room

Shelving and rails. Sky light and radiator.

## En-Suite

WC and pedestal wash basin. Corner shower cubicle. Sky light and heated towel rail.

## Bedroom 2

Large double room with window to rear and radiator.

## Bedroom 3

Double room with window to front and sky light. Radiator.

## Bedroom 4

Double room with window to rear. Radiator.

## Bathroom

Stylish suite, WC and pedestal wash basin. Bath with mixer taps and handheld shower attachment. Separate shower cubicle. Sky light and heated towel rail.

## Outside

### Front Garden

The front garden is low maintenance, featuring a shingle driveway that leads directly to the garage, along with a pathway to side gated access. Additionally, there is another shingle path providing access to a secondary side gate, leading to the rear garden.

### Rear Garden

The rear garden is fully enclosed and features a paved patio seating area. The remainder of the garden is laid to lawn, bordered by a flower bed and blocked paving leading to the summer house. There is also side gated access to the front.

### Garage

Electric roller door, power connected and pedestrian door to the utility room.

### Summer House

Previously used as a home office. Controlled heater via app and WiFi extension. Perfect for those working home.

### Disclaimer

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Approximate total area<sup>(1)</sup>  
 1721 ft<sup>2</sup>  
 159.8 m<sup>2</sup>

Reduced headroom  
 5 ft<sup>2</sup>  
 0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: E**

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