



## OXER CLOSE, ELMSWELL, BURY ST. EDMUNDS

BURY ST. EDMUNDS, IP30 9UE

£375,000  
FREEHOLD

This deceptively spacious detached house offering the perfect blend of space and comfort. With a welcoming entrance hall which leads into the spacious sitting room, perfect for relaxation. The well-appointed kitchen/dining room, which provides an inviting space for family meals and gatherings. Adjacent to the kitchen, a utility room adds convenience to daily living, while a separate family room offers additional space for leisure activities. The property features four generously sized double bedrooms, ensuring ample accommodation for family and guests alike. The master bedroom benefits from an en-suite shower room, along with family bathroom. Outside, the property is complemented by a garage and well-maintained gardens, offering a tranquil outdoor space.

allhomes

# OXER CLOSE, ELMSWELL,

- 4 double bedrooms • Spacious kitchen/dining room/family room • Convenient utility room • En-suite to master bedroom • Sought after location • Well presented throughout • Close to local amenities • Viewing highly recommended



## Entrance Hall

Stairs to first floor, radiator.

## Cloakroom

W.C, wash hand basin, Window to side. Radiator.

## Sitting Room

Two radiators. Window to front.

## Kitchen/Dining Room

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit, range of integrated appliances including double oven, microwave, ceramic hob with extractor over, dishwasher, large storage cupboard, tiled floor. Opening to family room. Radiator

## Utility Room

Door to rear garden, inset sink unit, space and plumbing for washing machine, space for tumble dryer, radiator. Window to rear.

## Family Room

Bi-fold doors to rear garden, windows to side and rear. Radiator.

## Landing

Built in airing cupboard, loft access.

## Bedroom 1

Built in wardrobe, ceiling fan, two windows to rear, radiator. Door to en-suite.

## En-Suite

Suite comprising walk in shower, W.C, wash hand basin, heated towel rail.

## Bedroom 2

With built in wardrobe, two windows to front. Radiator

## Bedroom 3

Window to side. Radiator.

## Bedroom 4

Window to front. Radiator.

## Bathroom

Suite comprising bath with shower mixer tap over, W.C, wash hand basin, heated towel rail. Window to side.

## Outside

To the front of the property there is a block paved driveway providing ample off road parking for multiple cars, gate providing access to the rear garden.

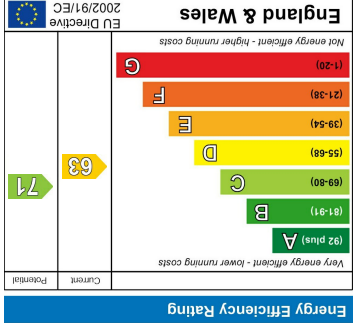
The garden to the rear of the property is private, it is mainly laid to lawn with large patio area, large shed/summer house, raised flower beds, a selection of trees, enclosed by fencing.

## Garage

With up and over door, Oil boiler.

## OXER CLOSE, ELMSWELL, SURREY





## EPC Rating: D Council Tax Band: D

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