

# EASTERN WAY ELMSWELL, IP30 9DP FOR SALE

- 3-BEDROOMS
- CHAIN FREE
- SEMI DETACHED
- POPULAR VILLAGE
- GARAGE AND DRIVEWAY
- SOLAR PANELS
- LIVING ROOM/DINING ROOM
- COUNCIL TAX BAND A
- EPC TBC



PRICE  
**£280,000**



GD Estates are delighted to offer to the market this chain-free three-bedroom semi-detached home, located in the popular village of Elmswell.

The accommodation comprises three bedrooms, a spacious living/dining room, kitchen, utility area, additional office space, and a family bathroom.

Externally, the property benefits from a generous rear garden, as well as a garage and driveway providing off-road parking.



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14, The Traverse, Bury St Edmunds, IP33 1BJ

## LOCATION:

Elmswell is a thriving and well-served village in Mid Suffolk, ideally positioned between Bury St Edmunds and Stowmarket. It offers excellent transport links, including a mainline railway station with regular services to Ipswich and Cambridge, and easy access to the A14, making it perfect for commuters.

The village benefits from a wide range of local amenities, including shops, a Co-op supermarket, primary school, healthcare facilities, pubs, and recreational spaces.

For more extensive shopping, dining, and leisure options, the historic market town of Bury St Edmunds is just a short drive away.

## PORCH:

uPVC porch with sliding door providing useful storage space, and a wooden door leading into the internal hallway.

## INTERNAL HALLWAY:

Spacious internal hallway with staircase rising to the first floor, understairs storage cupboard, and radiator.

## LIVING ROOM/DINING ROOM

**21' 3 (max)" x 12' 0 (max)" (6.48m x 3.66m):**

Light and airy, recently redecorated living/dining room featuring a uPVC window to the front aspect, sliding doors leading to the conservatory, and two radiators. There is ample space for both a full living room suite and a dining table and chairs.

## KITCHEN

**10' 1" x 8' 4" (3.07m x 2.54m):**

Fitted with a range of wall and base units set beneath square-edge wood-effect worktops, complemented by tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Range-style cooker, with space and plumbing for both a dishwasher and washing machine. Open access leading through to the utility area.

## UTILITY AREA

**7' 10" x 7' 1" (2.39m x 2.16m):**

Open plan to the kitchen, with access to the conservatory, office space, and rear garden. Fitted with worktop space and plumbing for a washing machine and dishwasher.

## OFFICE SPACE

**8' 9" x 6' 8" (2.67m x 2.03m):**

Accessed via the utility, with power and lighting, and a double-glazed window to the side aspect.

## CONSERVATORY

**10' 4" x 8' 2" (3.15m x 2.49m)**

Triple-aspect double-glazed conservatory featuring patio doors leading out to the rear garden, with power and lighting.



## LANDING:

Providing access to all first floor accommodation.

## BEDROOM 1

**12' 2" x 9' 5" (3.71m x 2.87m):**

Recently redecorated double bedroom featuring a uPVC window to the rear aspect, radiator, and a built-in cupboard housing the combination boiler.

## BEDROOM 2

**11' 8" x 8' 6" (3.56m x 2.59m):**

Second double bedroom with uPVC window to front aspect, one radiator and loft hatch.

## BEDROOM 3

**8' 5" x 9' 6" (2.57m x 2.9m):**

Third bedroom with uPVC window to front aspect, one radiator and boxing over stairs.

## BATHROOM

**7' 4" x 5' 6" (2.24m x 1.68m):**

Fitted with a three-piece white suite comprising a roll-top bath with mains shower over, low-level WC, and pedestal wash hand basin. Obscure uPVC window to the rear aspect and a radiator.

## EXTERNALLY:

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to lawn, with a patio area, decking area, raised pond, and outdoor storage. There is rear access to the garage, as well as side access to the driveway.

To the front, the property offers a driveway providing off-road parking, along with an up-and-over door leading to the garage.

## SERVICES:

The property offers mains gas, electricity water and drainage. Gas fired central heating. Solar panels have been fitted to the property.

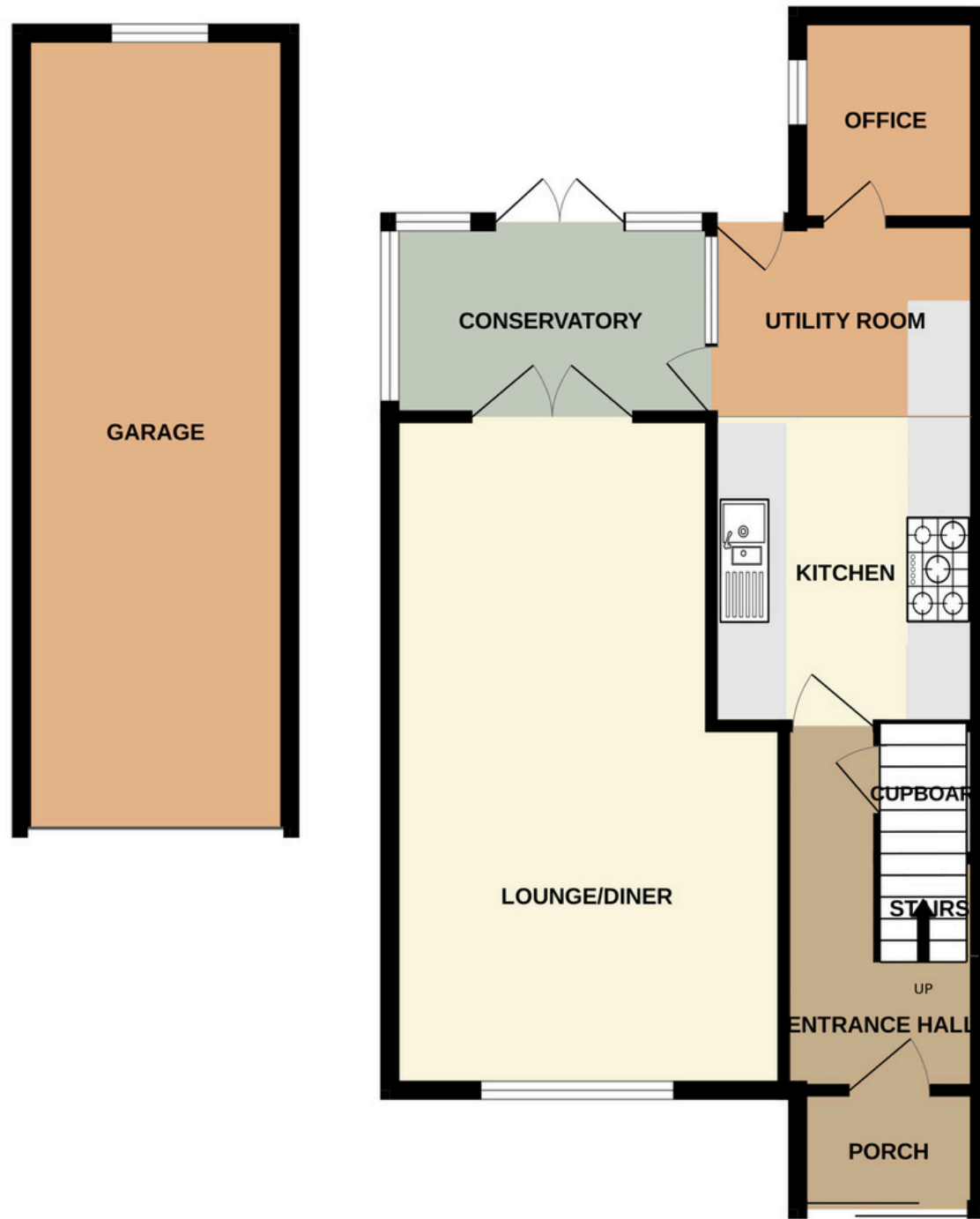
## TENURE:

The property is FREEHOLD, chain free and offered with vacant possession.

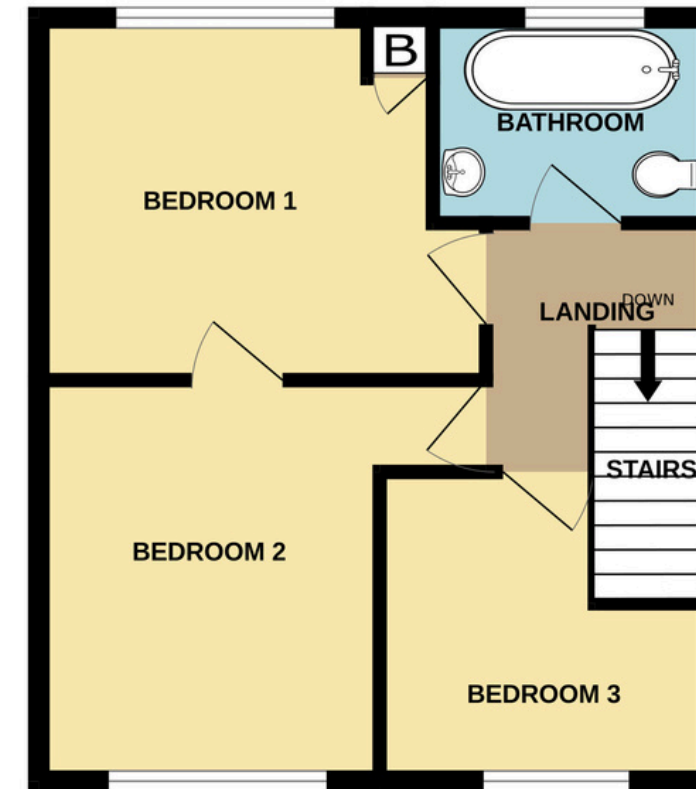




GROUND FLOOR



1ST FLOOR



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