



THE
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12 Furlong Close, Elmswell

Guide Price £320,000

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12 Furlong Close

Elmswell, Bury St. Edmunds

- Attractively presented modern detached house
- Occupying a popular and well served location
- Gas central heating, uPVC sealed unit glazing
- Hall, cloakroom, kitchen/breakfast room
- Spacious living/dining room
- 3 Good sized bedrooms, en-suite and bathroom
- Enclosed gardens and driveway providing ample parking
- Shared ownership option available

Built towards the end of 2019, this well-presented modern detached house occupies a pleasant cul-de-sac position within the popular and exceptionally well-served village of Elmswell.

Also available on a shared ownership basis with Eastlight Community Homes, the property offers an excellent opportunity for a growing family.

The accommodation includes a fitted kitchen/breakfast room, spacious living/dining room and three bedrooms, with the principal bedroom enjoying an en suite shower room. Further benefits include gas-fired central heating and uPVC double glazing.

Outside, the house enjoys surprisingly generous gardens for a modern property, together with a driveway providing parking for several vehicles. A lovely home in a highly convenient village setting, early viewing is strongly recommended.





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Entrance Hall

With a staircase to the first floor and cloakroom.

Cloakroom

Kitchen/Breakfast Room

14' 10" x 10' 3" (4.51m x 3.12m)

A spacious room with a range of fitted cupboards and worktop surfaces. Built-in oven, hob, cooker hood and washing machine. Ample appliance space and room for a dining table.

Living/Dining Room

17' 9" x 12' 3" (5.41m x 3.73m)

A very comfortable living space filled with natural light. With a storage cupboard and French doors to the garden.

Bedroom 1

10' 3" x 9' 11" (3.13m x 3.02m)

With a large door recess/entrance providing additional space. En-suite shower room.

En-Suite shower room

A smart en-suite shower with a white suite and heated towel rail.

Bedroom 2

10' 4" x 9' 11" (3.15m x 3.02m)

Another comfortable double bedroom.

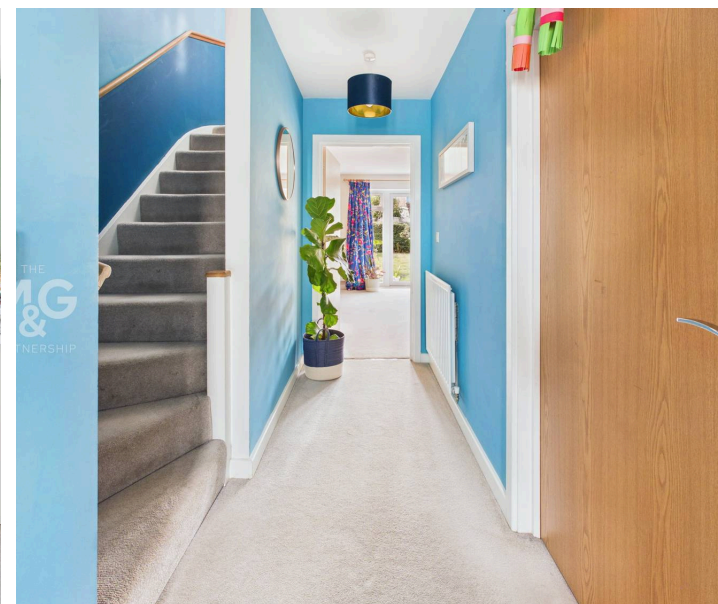
Bedroom 3

9' 9" x 7' 1" (2.98m x 2.16m)

A good sized single bedroom.

Family Bathroom

A modern bathroom with which suite including a shower over the bath.



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Outside

To the front of the property are small open plan gardens laid to lawn. A driveway to the side of the house provides parking for at least 2 cars.

The rear gardens are of a very good size for a relatively new home, making it perfect for families. Laid extensively to lawn, the gardens include a useful garden shed.

Agents Note

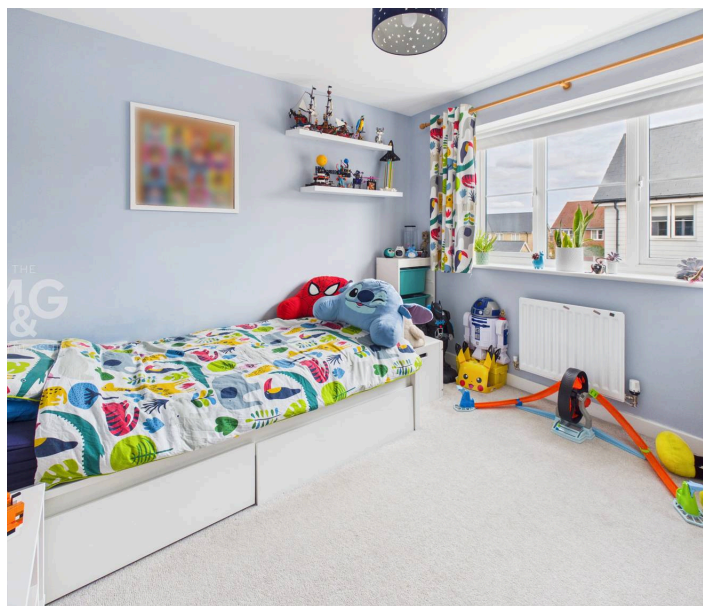
Services - All main services are connected

Energy performance rating - B

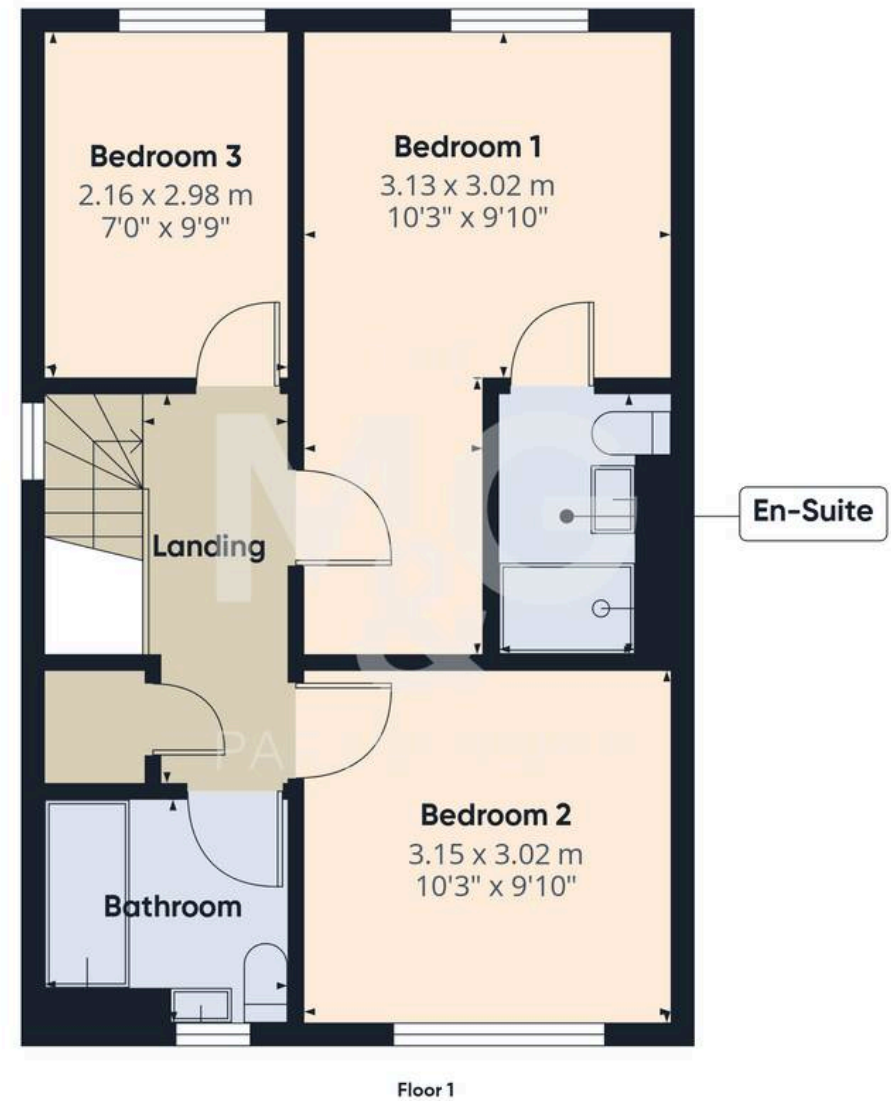
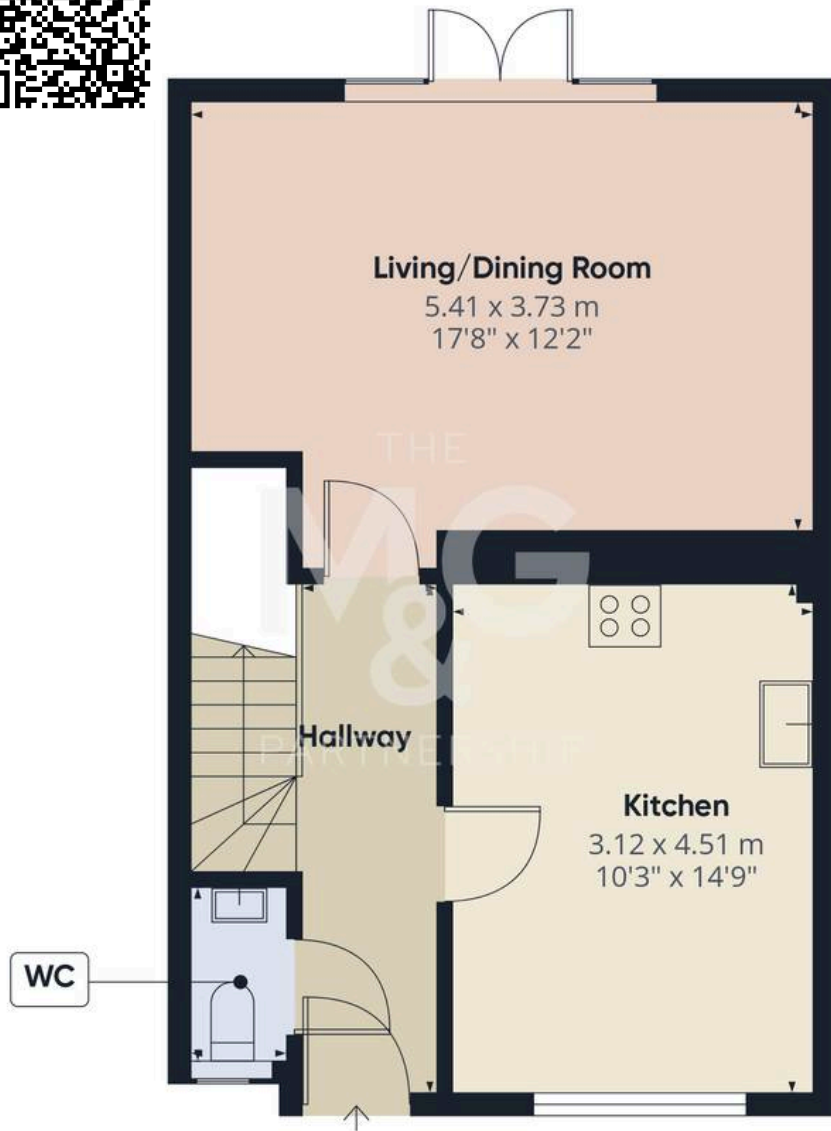
Council Tax - Band D - Mid Suffolk

Broadband - Ofcom states ultrafast is available

Mobile - Ofcom states all providers are likely



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