



FARROW CLOSE, ELMSWELL IP30 9YG

OIEO £325,000
FREEHOLD

This home is super impressive both inside and out and located on the edge of a small development with open views across the fields. A very modern design offering spacious room sizes throughout which enjoy plenty of natural light. From the welcoming entrance hallway there is a fabulous kitchen/dining and a well-proportioned sitting room with views of the private garden. The master bedroom has built in double wardrobes and a stylish en suite. A further 2 good size bedrooms are served by the family bathroom and there is a downstairs cloakroom. Being a corner plot, the part walled garden is a good size and enjoys privacy and seclusion. We strongly urge an internal viewing at your earliest opportunity to appreciate all that this delightful home has to offer.

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FARROW CLOSE, ELMSWELL

- Very Impressive Modern Home - Just 5 Years Old
- In Perfect Order Both Inside And Out
- Master Bedroom With En-Suite
- Gas Central Heating
- Stylish Kitchen/Breakfast Room
- Private Walled Garden
- With Field Views To Side
- Double Deep Driveway For Parking
- Step Inside With Virtual Viewing!
- Book Your Viewing Today!



Entrance Hallway

Welcoming entrance hallway. Deep understairs storage cupboard. Radiator. Stairs to first floor.

Sitting Room

Lovely proportioned room which is light and bright with dual aspect windows to front and rear. Two radiators. French doors to rear into garden.

Kitchen/Dining Room

Very modern design with open plan kitchen and dining room. A good range of wall and base, cupboard and drawer units with wood effect worktops. Neff induction hob, Indesit single oven and integrated appliances including a washing machine, fridge and freezer and dishwasher. Stainless steel sink and drainer. Windows to front and side with a further bay window to side. Radiator.

Cloakroom

Pedestal wash basin with tiled splashback, WC and radiator. Window to front.

First Floor Landing

Airing cupboard housing combination boiler. Window to rear and loft access hatch.

Bedroom 1

A generous double bedroom with two large built-in wardrobes. Windows to front and side. Radiator.

En-Suite

Step-in shower cubicle with partly tiled walls. Pedestal wash basin, WC and tiled flooring. Towel radiator and window to rear.

Bedroom 2

Double bedroom with lovely field views. Windows to front and side. Radiator.

Bedroom 3

Single bedroom with lovely field views. Window to side and radiator.

Bathroom

Modern suite with bath with shower over. Pedestal wash basin, WC and towel radiator. Partly tiled walls and tiled flooring. Window to front.

Front

Mainly laid to lawn with a paved pathway to entrance and two woodchip planting beds with mature shrubs. Block paved driveway with parking for two vehicles.

Rear Garden

A delightful, private garden being not overlooked and is mainly laid to lawn with a paved seating area. Raised planting beds. Enclosed by brick wall and wooden fencing with a side access gate to the parking area.

Agent's Note

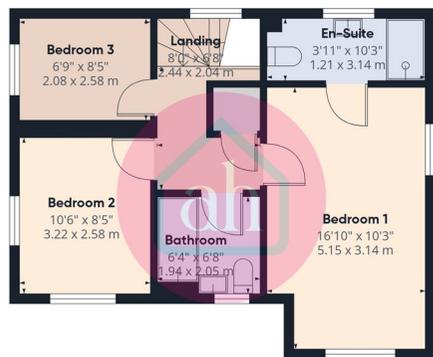
There is a £278 management fee that is paid annually for the upkeep of the external areas of the site.

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Ground Floor



Floor 1



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Approximate total area^m

943 ft²

87.7 m²

(1) Excluding balconies and terraces

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) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B 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

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