

oakheart

£475,000

Offers In The Region Of
Rose Lane, Elmswell



Situated in the heart of the well served Suffolk village of Elmswell, this detached bungalow occupies a convenient position at the end of a no through road within easy reach of a range of local amenities.

Elmswell offers a strong sense of community together with a variety of everyday facilities, including shops, and a railway station with regular services to Bury St Edmunds, Ipswich and beyond, making it ideal for those looking for village life without compromising on connectivity.

Approaching the property, you are immediately struck by the substantial front garden and long driveway, which provides ample off road parking.

The accommodation begins with a welcoming entrance hall. A door to the right opens into the impressive living space, where the spacious lounge/diner benefits from two front facing windows and offers ample room for both comfortable seating and a dining table. Open plan to this area is the well appointed kitchen/breakfast room, fitted with a range of wall and base units, generous worktop space, room for appliances, and a central island that creates a practical and sociable hub of the home.

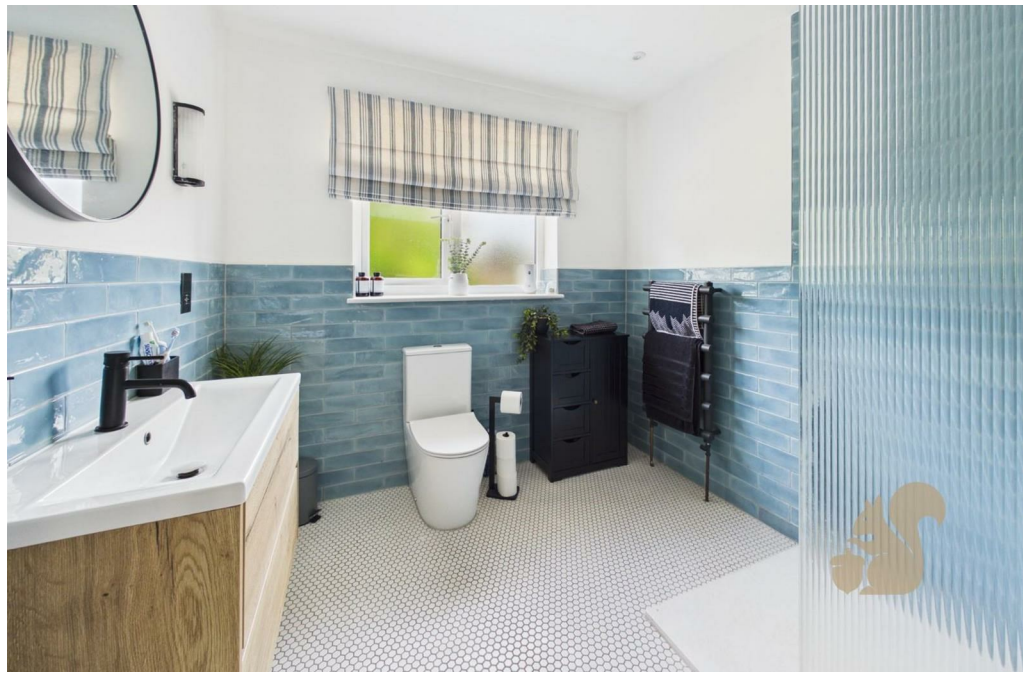
Returning to the entrance hall, doors lead to two double bedrooms. The principal bedroom enjoys French doors opening directly onto the rear garden, while the second double bedroom has a front facing window. The contemporary family shower room is positioned towards the rear of the property, and the third bedroom, a comfortable single room, overlooks the rear garden.

Outside, the generous rear garden is predominantly laid to lawn, offering excellent space for outdoor enjoyment. To the side of the property is a substantial area currently occupied by a detached double garage, presenting further versatility.

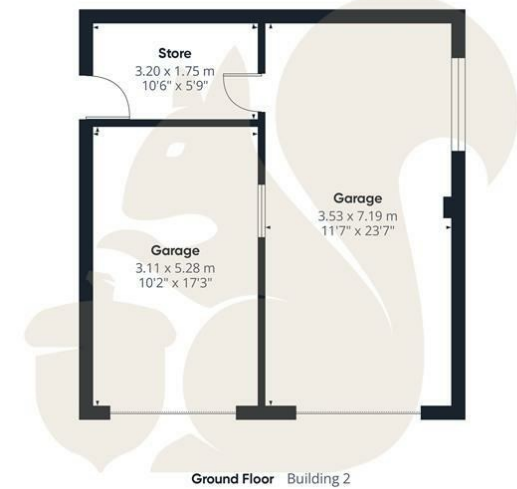
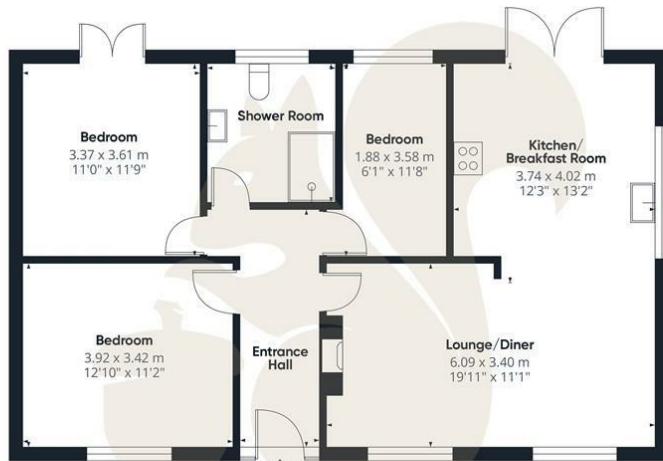
Having undergone refurbishment in recent years, this well presented bungalow offers stylish and comfortable accommodation throughout, together with potential to extend or reconfigure to suit individual needs, subject to the necessary planning permissions.











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Main building GLATM

86.67 m²
932.88 ft²

Main building total

86.67 m²
932.88 ft²

Building 2 total

50.08 m²
539.02 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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