

# BUCKS

PROPERTY AGENTS



31 Miller Close, Elmswell, Bury St. Edmunds, IP30 9DL

Price £230,000

- Two Bedrooms
- Conservatory
- Shutters On All Windows
- Gas Radiator Central Heating
- No Upward Chain
- Semi-Detached Bungalow
- Wet Room
- Sealed Unit Double Glazed
- Vacant Possession
- Single Garage and Off Road Parking For Three Vehicles

# 31 Miller Close, Bury St. Edmunds IP30 9DL

Located in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached bungalow on Miller Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable space for a small family. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a modern wet room, ensuring both practicality and style, catering to your everyday needs. One of the standout features of this property is the lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the surrounding views of the garden. This area is perfect for unwinding with a book or hosting friends and family. For those with vehicles, the property boasts ample parking, accommodating up to four vehicles, including a single garage with an up-and-over door. This off-road parking is a significant advantage, providing convenience and security. The bungalow is offered with vacant possession and no upward chain, making it an attractive option for buyers looking to move in without delay. The village location enhances the appeal, providing a sense of community while still being within easy reach of local amenities and transport links.

In summary, this semi-detached bungalow on Miller Close is a wonderful opportunity for anyone seeking a comfortable home in a picturesque village setting within Elmswell offers many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor. With its practical features and inviting spaces, it is sure to attract interest.



Council Tax Band: B



### Entrance Hall

With airing cupboard housing hot water tank, shutters and radiator.

### Sitting Room

With window to front, TV point, open fireplace and radiator.

### Kitchen

With window to rear and door leading to conservatory, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine, vinyl floor and boiler on the wall.

### Conservatory

With windows all around and two doors leading to outside and vinyl floor.

### Bedroom One

With windows to front and side, built-in wardrobes and storage to one wall and radiator.

### Bedroom Two

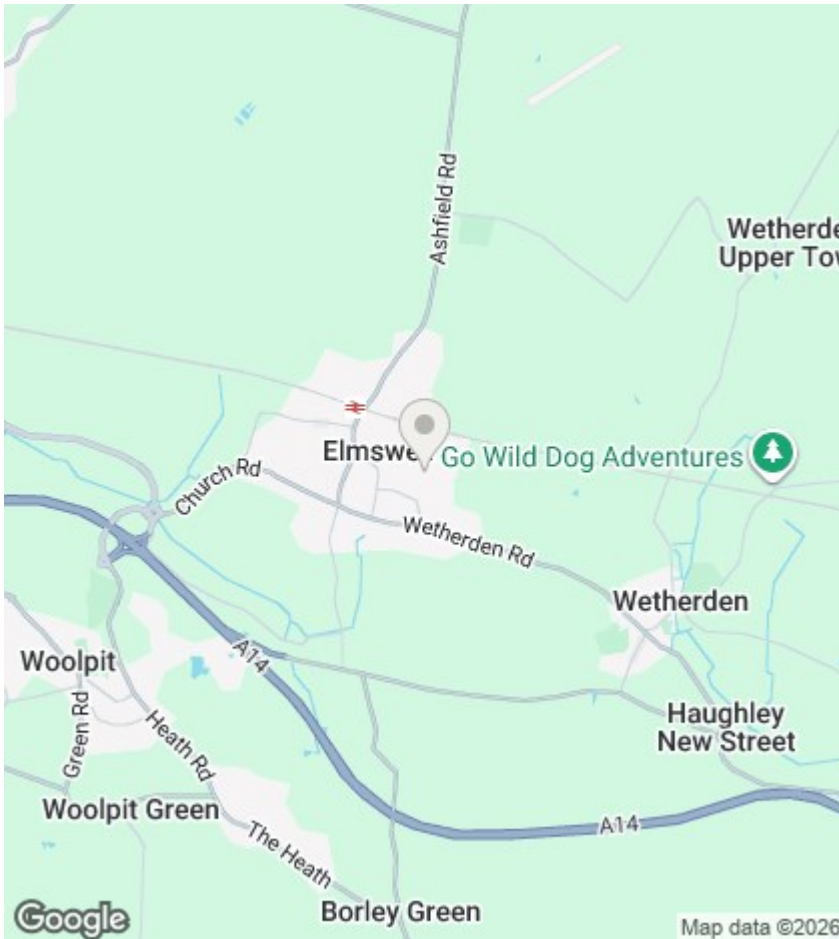
With window to rear and radiator.

### Wet Room

With window to rear, shower, low level W/C, basin, fully tiled walls, non slip floor and radiator.

### Outside

To the front of the property is a driveway providing off road parking for three vehicles additionally leading to single garage with up and over door, mature shrubs and wrought iron gate leading to rear garden. To the rear of the property is a rear garden comprising of circular lawn with artificial grass, block paving, mature shrubs, raised shrub borders, pergola and for privacy and seclusion is fenced and walled all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Continue onto Wetherden Rd Turn right onto Jubilee Terrace Turn right onto Miller Cl Turn left to stay on Miller Cl Destination will be on the right Arrive: Miller Close, Elmswell, Bury Saint Edmunds IP30 9DL, UK

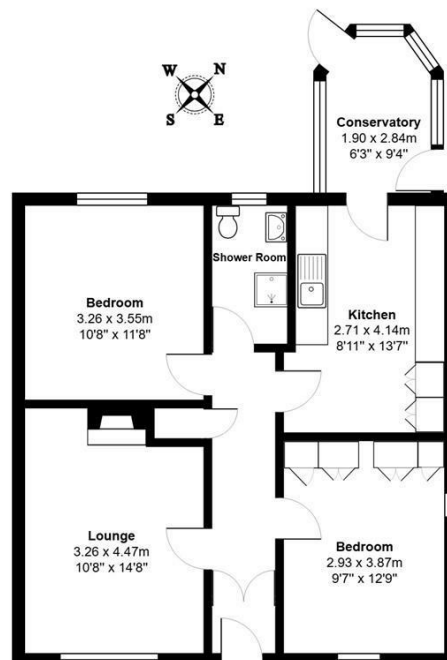
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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	



Total Area: 68.1 m<sup>2</sup> ... 733 ft<sup>2</sup>