



THE
**Mortimer
& Gausden**
PARTNERSHIP

19 Pyes Meadow,
Elmswell, Suffolk, IP30 9UF

Guide Price
£260,000

Well-presented modern semi-detached home occupying a popular village setting

Occupying a pleasant position within the popular and extremely well-served village of Elmswell, this thoughtfully improved semi-detached house offers comfortable and well-planned accommodation, ideal for modern living.

The property benefits from gas-fired central heating and UPVC sealed unit glazing and is presented in excellent order throughout, making it a home you can move straight into with ease.

With a good-sized driveway and enclosed rear gardens, the house would be perfect for first-time buyers, young families, or indeed anyone seeking a well-maintained home in a thriving village community close to everyday amenities.



- Attractively presented modern semi
- Occupying a well served village setting
- Sitting room, fitted kitchen/diner
- 3 Bedrooms, bathroom, conservatory
- Front and enclosed rear gardens
- Driveway providing ample parking
- Gas central heating, uPVC glazing



The property benefits from gas-fired central heating and UPVC sealed unit glazing and, in more detail, comprises:

On the ground floor:

An entrance hall provides access to the principal ground floor rooms and stairs to the first floor. The sitting room is a comfortable and welcoming space, ideal for relaxing at the end of the day. To the rear of the house is a kitchen/dining room, providing an excellent space for everyday living and entertaining, with direct access into the conservatory. The kitchen area includes a good range of quality fitted units, worktop surfaces and ample appliance space. The dining area includes space for a good-sized table and a useful understair cupboard. The conservatory overlooks the rear gardens and offers additional reception space, perfect as a dining area, playroom or garden room.

On the first floor:

The landing leads to three bedrooms and a family bathroom. The bedrooms are well proportioned and suitable for a growing family, guests or those working from home. The bathroom serves all three rooms and is fitted with a modern suite.

Outside:

To the front of the property is a good-sized driveway providing ample off-road parking. A side access leads to the enclosed rear gardens, which offer a good degree of privacy and provide a safe and secure space for children or pets. The gardens include a lawn, planted borders and a sheltered patio area. There is a side area with a large storage shed.

ENERGY PERFORMANCE RATING - C

COUNCIL TAX BAND - B COUNCIL - Mid Suffolk

BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS ///munch.flick.wing



01284 755526

7 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE

www.mortimerandgausden.co.uk

mail@mortimerandgausden.co.uk

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a Trading name of Mortimer & Gausden Ltd.

