



**ELLISTON CLOSE, ELMSWELL,
IP30 9DW**

**OIEO £270,000
FREEHOLD**

An immaculately presented three-bedroom semi-detached home, ideally situated in the highly sought-after village of Elmswell. The property welcomes you with an entrance hall leading through to a stylish and well-maintained sitting/dining room, perfect for both relaxing and entertaining. A recently fitted modern kitchen offers contemporary finishes and practical workspace. To the first floor are three bedrooms and a sleek, updated family bathroom. Outside, the rear garden is predominantly laid to lawn, providing a pleasant outdoor space with gated access to the front. Single garage located en bloc. The home has been lovingly maintained throughout and is ready to move straight into. An excellent opportunity for a range of buyers. Early viewing is highly recommended.

allhomes

ELLISTON CLOSE

- Beautifully Presented Semi-Detached Three Bedroom Home
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Gas Fired Central Heating
- En-Bloc Garage & Parking
- Three Good Sized Bedrooms
- Front & Enclosed Rear Garden
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to the first floor. Radiator.

Sitting/Dining Room

Spacious room with feature wood panelled walls. Window to front and French doors opening directly to the rear garden. A storage cupboard and two radiators.

Kitchen

Stylish well-designed kitchen, with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for a washing machine and integrated appliances include dishwasher, full fridge freezer, electric oven with induction hob and extractor hood over. Window to rear.

Landing

Loft access and storage cupboard.

Bedroom 1

Double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 2

Window to front. Radiator.

Bedroom 3

Window to front. Radiator.

Bathroom

Fully tiled, WC and vanity unit with inset wash basin. Bath with shower head over. Window to rear.

Outside

Front Garden

The front garden is laid to lawn with a shingle border and pathway to the front door. Gated side access to the rear garden.

Rear Garden

Fully enclosed south-east facing garden. With a patio seating area and well-kept lawn. A shed with power connected and side gated access to the front.

Garage

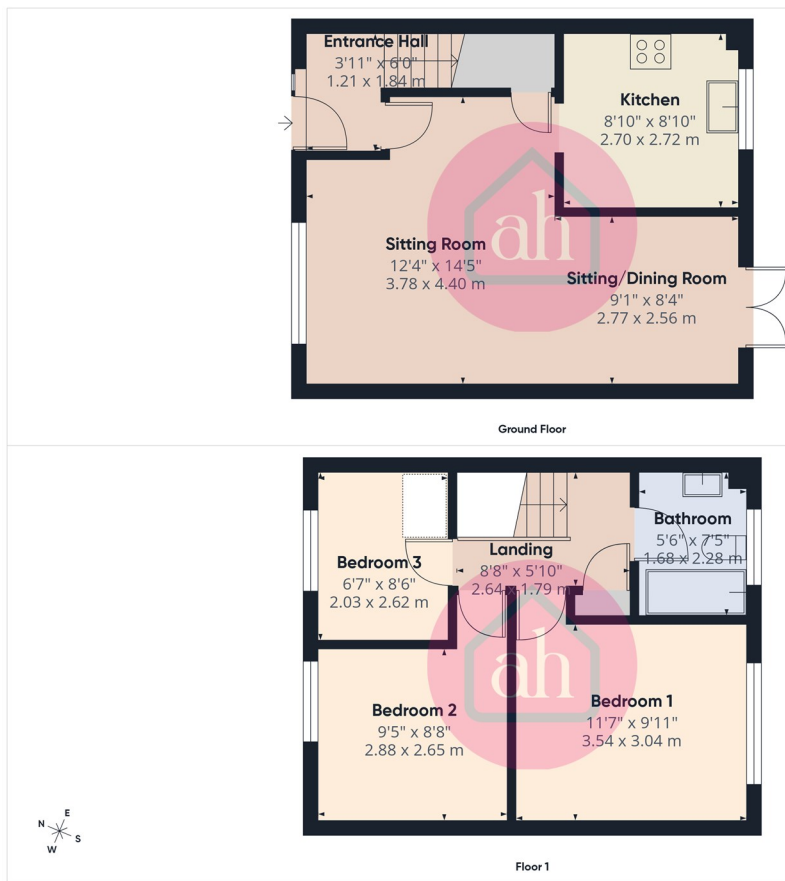
Single en bloc garage to the rear of the property with parking.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

ELLISTON CLOSE





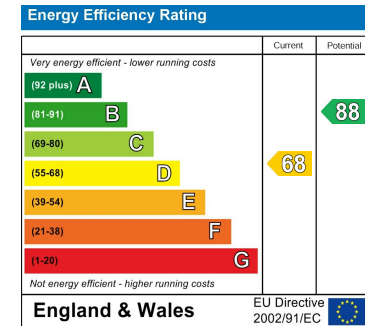
allhomes

Approximate total area^m
711 ft²
66.1 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



EPC Rating: D Council Tax Band: B

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes