





BLACKSMITHS WAY, ELMSWELL

IP30 9GH

OIEO £300,000

FREEHOLD

Located in a quiet village location this spacious three-bedroom home in a desirable development built by Hopkins Homes, conveniently located near the village centre. The property features a newly fitted kitchen, a generously sized sitting room with views of the private garden and a cloakroom. Upstairs, you will find three well-proportioned bedrooms, including an en-suite master bedroom, plus a stylish family bathroom. Additional benefits include a garage and parking. This home is ideal for those seeking a peaceful setting with nearby amenities and easy access to the A14. Viewing is highly recommended.

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BLACKSMITH WAY

• Master Bedroom With En-Suite • Newly Fitted Kitchen/Breakfast Room • Garage & Off Road Parking • Gas Fired Heating • Enclosed Private Garden • Ground Floor Cloakroom • Close To Many Village Amenities & Transport Links • Well Presented Throughout • Three Good Size Bedrooms • Step Inside The 360 Virtual Tour Today!





Entrance Hall
Bright welcoming entrance with understairs storage, stairs to first floor. Radiator.

Cloakroom
Stylish with wood panelling and feature tiled floor. WC and vanity sink unit. Window to side aspect. Radiator.

Sitting Room
Well presented room with feature inset gas fire and modern surround. Feature wall panelling. Double doors opening to the kitchen. Window to front aspect. Radiator.

Kitchen/Breakfast Room
Newly fitted kitchen with a range of wall and base cupboard and drawer units with ample work surface over. Inset sink with drainer. Built in oven with gas hob and extractor fan over and integrated dishwasher. Space for washing machine and full fridge freezer. French doors leading to the garden. Window to rear aspect. Wall mounted radiator.

Landing
Bright and airy with a window to side aspect. Airing cupboard and loft access.

Bedroom 1
Double room with fitted cupboard. Window to rear aspect. Radiator.

En-Suite
Stylish suite with WC, vanity sink unit. Shower cubicle with waterfall shower head over. Feature floor and wall tiles. Heated towel rail.

Bedroom 2
Double room with window to front aspect. Radiator.

Bedroom 3
Window to rear aspect. Radiator.

Bathroom
Modern suite with WC, vanity sink unit. Bath with waterfall shower head over. Feature wall and floor tiles. Window to front aspect. Heated towel rail.

Outside

Front Garden
Blocked paved to front with mature hedge and path leading to the front entrance.

Rear Garden
Enclosed garden with fencing, a good size decking seating area for entertaining. With artificial lawn for low maintenance. Pathway leading to gate access

Garage
Garage to the rear of the property with up and over door and parking space to the front.

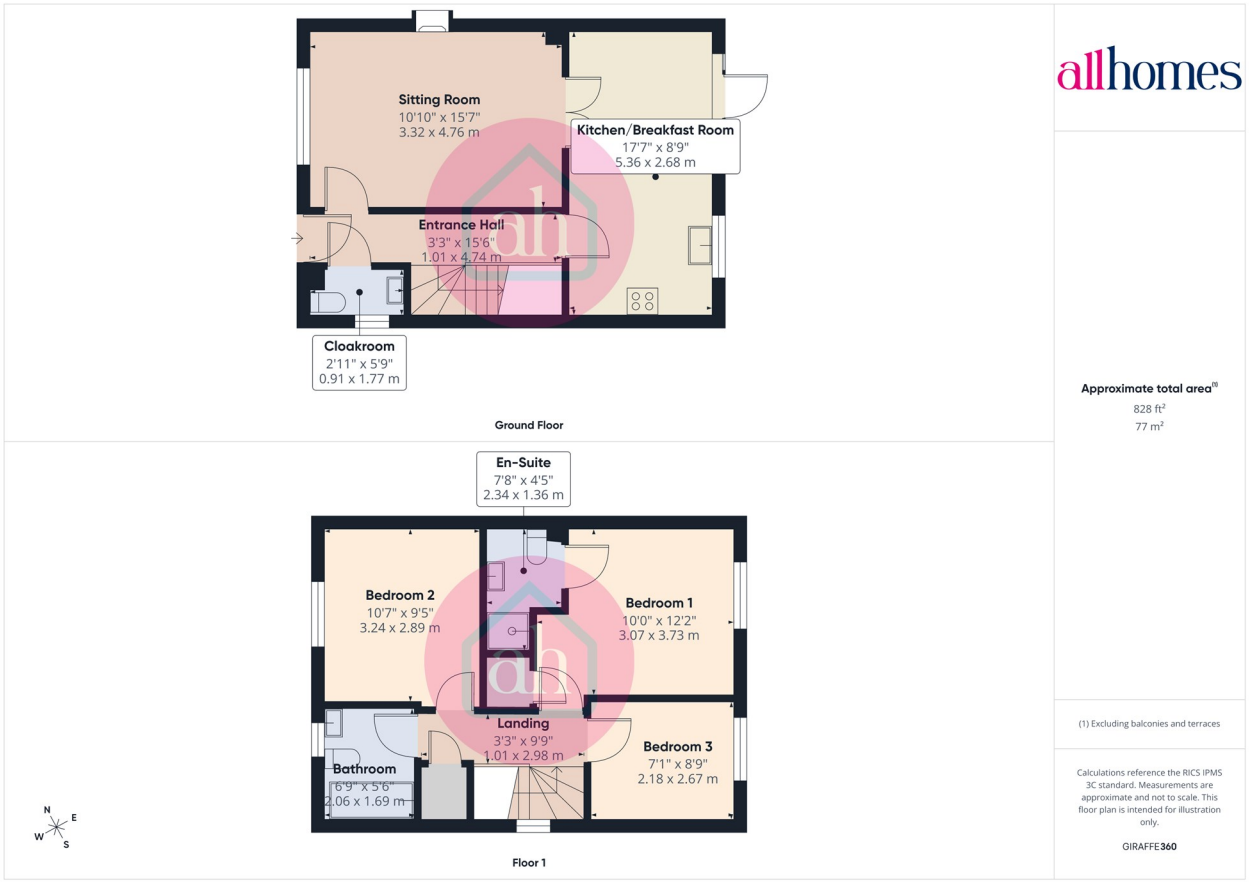


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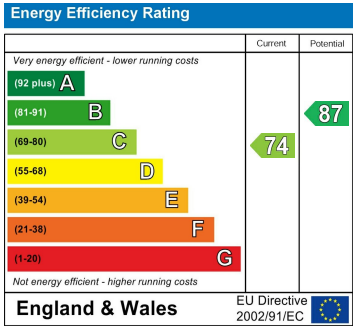












EPC Rating: C Council Tax Band: C

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