HALL LANE, ELMSWELL
BURY ST. EDMUNDS, IP30 9JH

£260,000
FREEHOLD

Located in the popular village of Elmswell, this delightful family home presents an excellent opportunity for modern living. With a welcoming entrance hall that leads into a spacious sitting room, ideal for relaxation and a convenient ground floor cloakroom. The heart of the home is undoubtedly the kitchen/dining room, which provides a bright and airy space for family meals and gatherings. The property boasts three generously sized bedrooms, with the master suite featuring an en-suite bathroom for added convenience. A well-appointed family bathroom serves the remaining bedrooms. Outside, the property benefits from a lovely garden, perfect for enjoying the outdoors. Additionally, there are two off-road parking spaces.

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HALL LANE, ELMSWELL

• Well Presented Three Bedroom Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • En-Suite to Master and Family Bathroom • Allocated Parking For Two Vehicles • Good Size Rear Garden • Close To Local Amenities & Transport Links • Viewing Is Highly Recommended • Check out the 360 Virtual Tour!

Entrance Hall

Stairs to first floor, laminate flooring. Radiator.

Cloakroom

W.C, wash hand basin. Radiator.

Sitting Room

Window to front aspect. Radiator.

Kitchen/Dining Room

Fitted with a range of matching wall and base level units with work surface over. Inset sink unit. Integrated appliances including double oven and gas hob with extractor over, fridge/freezer, washing machine, dishwasher. Cupboard housing boiler. French doors to rear garden. Under stairs cupboard.

First Floor

Landing

Loft access. Radiator.

Bedroom 1

Window to front. Radiator. Door to en-suite.

En-Suite

Shower cubicle, W.C, wash hand basin. Radiator.

Bedroom 2

Window to rear. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

Bath, W.C, wash hand basin. Radiator.

Outside

To the front there is a small garden with hedge and path to front door.
To the rear there is a patio area, artificial grass with picket fence surround. Garden shed. Enclosed by fencing, gate to rear providing access to parking. There are two allocated parking spaces.

Agent's Note

Current service charges are £169.07 per year, reviewed annually.

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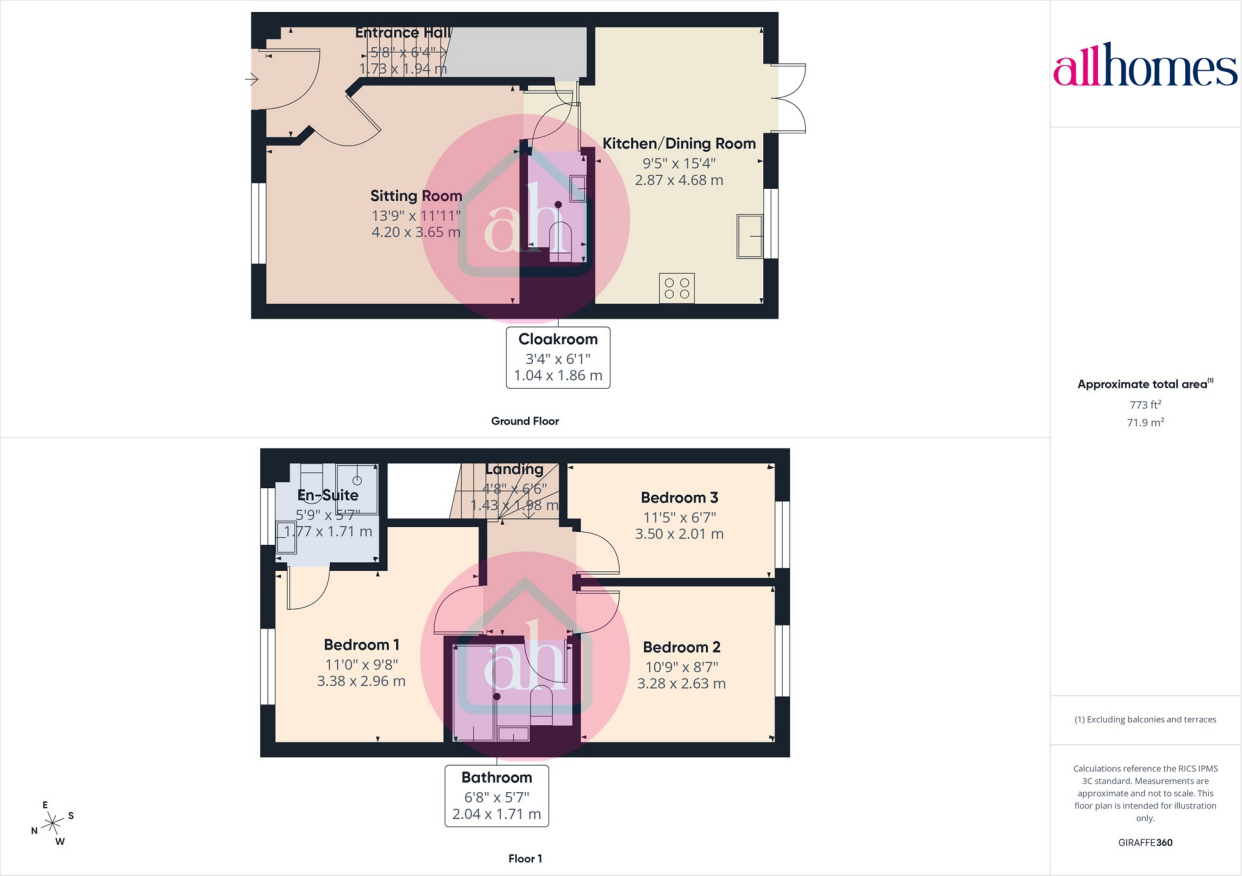

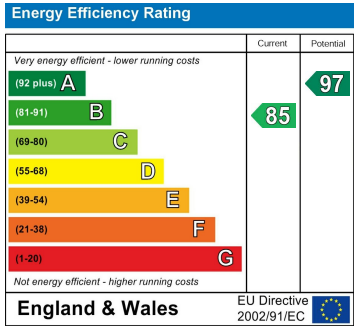

EPC Rating: B Council Tax Band: C

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