

oakheart



£260,000

Guide Price

Hall Lane, Elmswell





Nestled in the well-served village of Elmswell, Suffolk, this beautifully presented three-bedroom mid-terraced home offers a perfect blend of space, comfort and practicality. Boasting generous proportions throughout, the property is ideal for a wide range of buyers seeking a home in a thriving community setting with excellent local amenities.

Upon entering the property, you are welcomed into a practical entrance hall that flows seamlessly into a bright and spacious living room – the ideal spot to relax or entertain. From here, the home opens up into a modern kitchen/diner, thoughtfully designed to provide both function and style. The kitchen/diner is well-appointed with ample storage and workspace, and enjoys views out to the

rear through French doors that lead directly onto the rear garden. Completing the ground floor is a convenient WC and a large built-in storage cupboard, adding to the overall practicality of the layout.

Upstairs, the sense of space continues with a generous landing that leads to three well-proportioned bedrooms. The master bedroom features built-in wardrobes and a modern en-suite shower room. The second bedroom, also a full double, benefits from its own set of large built-in wardrobes, while the third bedroom offers flexible accommodation suitable for use as a nursery, home office or guest room. A well-appointed family bathroom serves the upper floor.

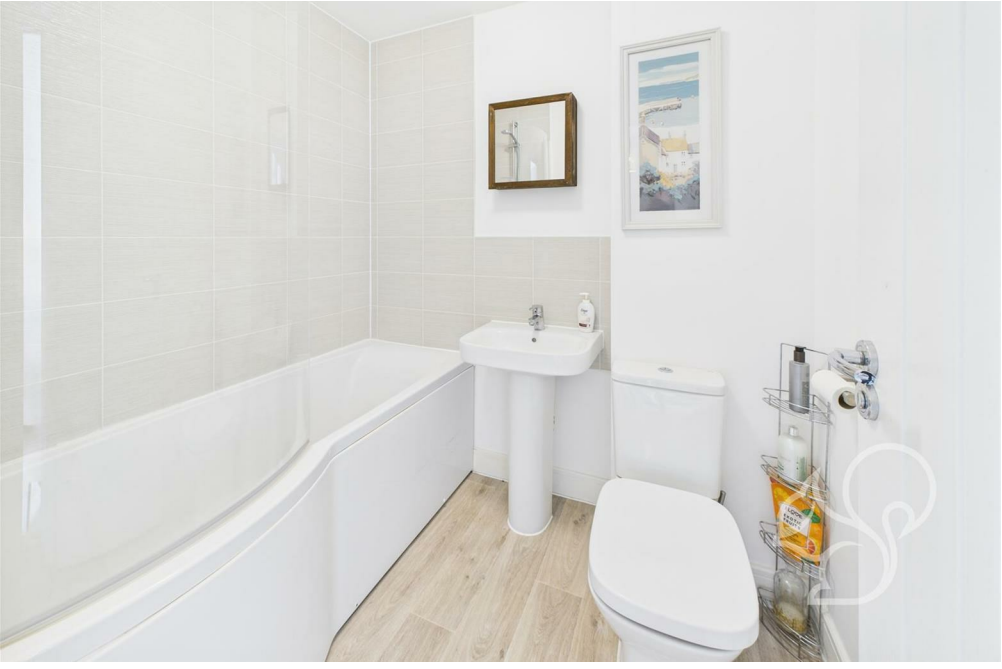
Outside, the property enjoys a private rear garden offering plenty of space for outdoor dining or for gardening enthusiasts. To the front, there is off-street parking for two vehicles.

Located in the ever-popular village of Elmswell, residents benefit from a wealth of local amenities including shops, schools, pubs, a train station and easy access to nearby towns and transport links. This is a home that offers both generous living space and the convenience of village life.





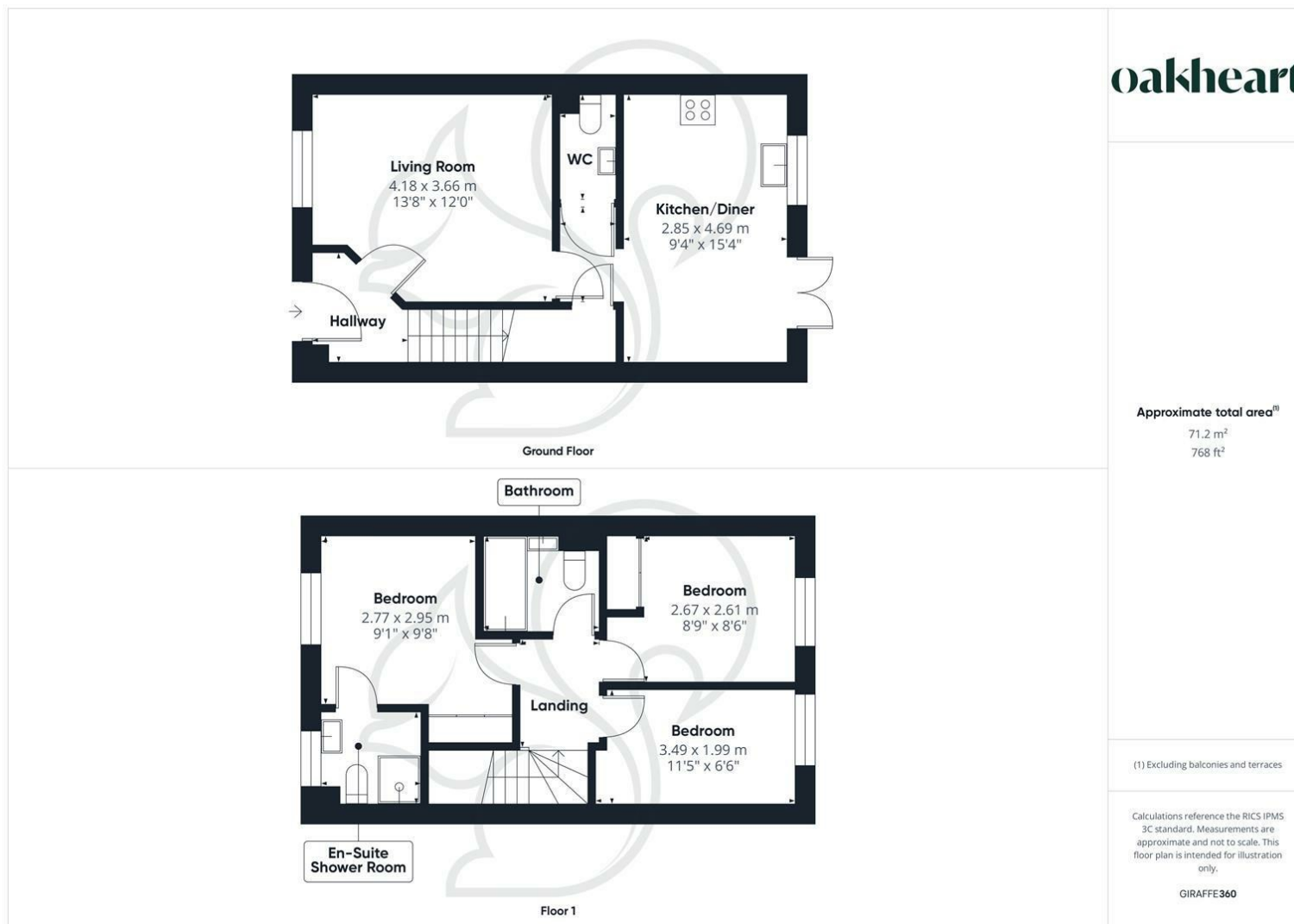












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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>97</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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