



WETHERDEN ROAD, ELMSWELL, IP30 9DD

OIEO £350,000
FREEHOLD

Situated in the well-served and highly sought-after village of Elmswell, this spacious and versatile detached bungalow is perfectly positioned. The property offers a blend of comfort and well-proportioned accommodation throughout, with a spacious sitting room that serves as an ideal space for entertaining. The heart of the home is a thoughtfully designed kitchen and breakfast room, which opens into a bright conservatory, providing garden views and direct access to the private, generous rear garden. Practicality is further enhanced by a convenient separate utility room and a modern wet room that serves three well-proportioned bedrooms. Externally, the property continues to impress with a large driveway providing ample off-road parking, a detached garage for additional storage. This home provides an opportunity to own a substantial single-storey home in a well-connected village and viewing is highly recommended.

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WETHERDEN ROAD

- Chain Free! Detached Three Bedroom Bungalow
- Large Kitchen/Breakfast Room
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Garage & Ample Driveway Parking
- Utility Room & Wet Room
- Within Walking Distance To Local Amenities & Transport Links
- Private Generous Sized Rear Garden
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Door into the sitting/dining room. Window to side and storage cupboard

Sitting/Dining Room

Well proportioned room with inset gas fireplace with brick surround. Window to side and front enjoying plenty of natural light. Radiator.

Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer, with fitted water softener and drinking tap. Integrated appliances include and built -in double oven, induction hob and extractor hood over. A dishwasher and full American style fridge freezer are included. Window and sliding doors into the conservatory. Wall mounted boiler and radiator.

Conservatory

French doors opening directly to the rear garden. Window to kitchen and utility. Radiator.

Utility Room

Wall and base cupboard and drawer units with work tops over. Inset sink and drainer and a washer/tumble included. Window to conservatory and rear.

Rear Hall

Door to side access.

Inner Hall

Loft access and airing cupboard.

Bedroom 1

Double room with new carpet and built in wardrobe. Window to rear and radiator.

Bedroom 2

Double room with window to font. Radiator.

Bedroom 3

Window to front and new carpet. Radiator.

Wet Room

WC and wash basin. Fully tiled walk in shower with rainfall shower and handheld shower attachment. Window to rear and heated towel rail.

Outside

Front Garden

To the front, the property is enclosed by a low-level brick wall bordering a lawn and established flower beds. A substantial driveway with a turning circle, provides ample off-road parking and is complemented by mature hedging, shrubs, and decorative shingle borders. A brick wall and matching pathway lead to a gated side entrance, providing secure access to the rear.

Rear Graden

The rear garden is fully enclosed. Laid mainly to lawn with raised shrub beds and mature seasonal trees offering privacy. A patio and raised decking seating area covered by a pergola. Pathway and gated access to both sides.

Garage

Roller electric door and work benches. Power and light connected. Window to side and courtesy door. Parking to front.

Agent's Note

There are solar panels on the back of the property leased.

All kitchen appliances are included in the sale and a car charger at the front of the property.

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.

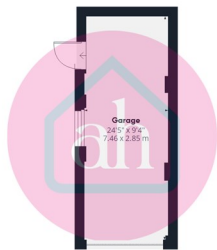


WETHERDEN ROAD





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area^m
1366 ft²
126.8 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: C

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