

BUCKS

PROPERTY AGENTS



10 Cooks Road, Elmswell, Bury St. Edmunds, IP30 9DB

Price £280,000

- Three Double Bedrooms
- Kitchen/Diner
- Shower Room
- Gas Radiator Central Heating
- Needs Some Modernisation
- Semi-Detached House
- Home Office Potentail
- Sealed Unit Double Glazed
- Off Road Parking For Up To 3 Vehicles
- Vacant Possession and No Upward Chain

10 Cooks Road, Bury St. Edmunds IP30 9DB

Nestled on Cooks Road in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen/diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings. Additionally, a utility room enhances practicality, ensuring that everyday chores are easily managed. The house features a modern shower room, designed for both functionality and style. With vacant possession and no upward chain, this property presents an excellent opportunity for a smooth and hassle-free move. For those with vehicles, the property offers off-road parking for up to three vehicles, ensuring convenience for residents and visitors alike. The surrounding area is peaceful, providing a serene environment while still being within easy reach of local amenities and transport links.

This charming house on Cooks Road is not just a house; it is a place to call home. With its desirable features and prime location within Elmswell offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor, it is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this delightful setting.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor, understairs storage and radiator.

Sitting Room

With windows to front and rear illuminating the room with natural light, gas fire, TV point and two radiator.

Kitchen/Diner and Family Room

With windows to front and side, range of high and low units, stainless steel sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine, vinyl floor in kitchen area, wall hung gas fire and radiator.

Utility Room/Potential Office

With window to side.

Rear Lobby

With door leading to outside and built-in cupboard.

First Floor Landing

With window to rear and loft access.

Bedroom One

With window to front, built-in cupboard and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

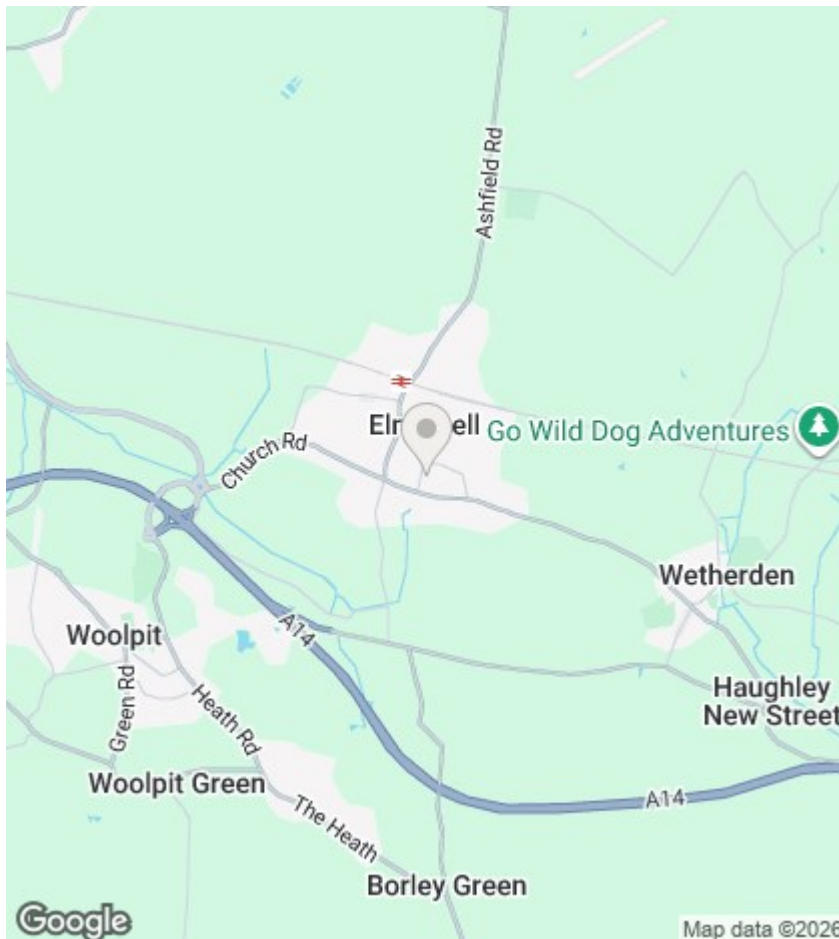
With window to front, built-in cupboard and radiator.

Shower Room

With window to rear, walk in shower, low level W/C, pedestal basin, airing cupboard housing boiler and hot water tank, fully tiled walls and radiator.

Outside

To the front of the property is a driveway providing off road parking for up to three vehicles, lawn, shrub borders and fencing. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, shrub borders, pathway, vegetable garden, greenhouse, hardstanding area, storage outbuildings and for privacy and seclusion is hedged and fenced all around.



Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Continue onto Wetherden Rd Continue onto Cross St Turn right onto Cooks Rd Destination will be on the right Arrive: Cooks Rd, Elmswell, Bury Saint Edmunds IP30 9DB, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

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		
	63	80
England & Wales		EU Directive 2002/91/EC



Total Area: 109.5 m² ... 1178 ft²