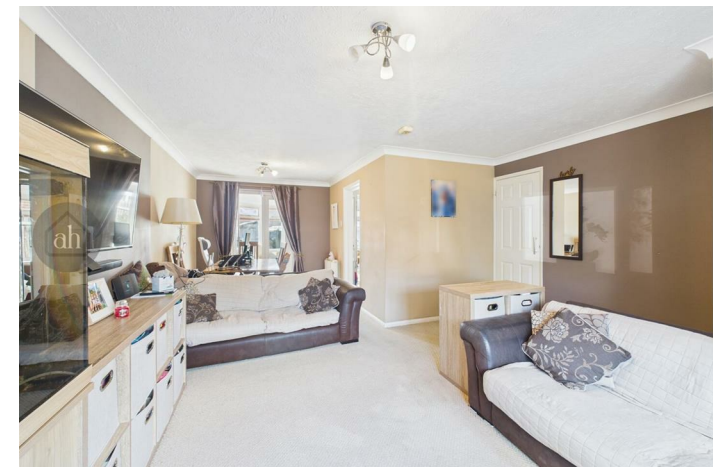




BENNETT AVENUE, ELMSWELL

IP30 9UA

£230,000
FREEHOLD

Located in the favoured well served village of Elmswell, this three-bedroom semi-detached property offers comfortable living in a desirable setting. The accommodation comprises of a welcoming entrance hall, leading to the sitting/dining room, kitchen and generous sized conservatory with views of the rear garden. On the first floor, there are three good sized bedrooms and a modern family bathroom. The property benefits from a well kept rear garden, driveway with ample parking and a garage en block. Well-situated for local amenities and transport links, this home presents an appealing opportunity for a range of buyers. Viewing is highly recommended

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BENNETT AVENUE

- Modern Three Bedroom Family Home
- Generous Sized Sitting/Dining Room
- Three Good Sized Bedrooms
- Electric Heating
- Conservatory Enjoying Views Of The Garden
- En Block Garage And Ample Driveway Parking
- Popular Village Location Close To Amenities & Transport Links
- Well Maintained Rear Garden
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor and storage heater.

Sitting/Dining Room

Generous sized room with a useful storage cupboard. Window to front enjoying plenty of natural light. Opens to the dining area for entertaining. Two storage heaters. French doors opening to the conservatory.

Kitchen

A range of wall, base cupboard and drawer units with work tops over. Inset sink and drainer. Space for a washing machine, full fridge freezer, free-standing electric oven with extractor hood over. Window to rear and door leading to the conservatory.

Conservatory

Good sized conservatory with French doors leading to the rear garden. Tiled flooring.

Landing

Loft access and an airing cupboard. Storage heater.

Bedroom 1

Double room with window to rear. Electric instant panel heater.

Bedroom 2

Window to front and electric instant panel heater.

Bedroom 3

Window to front and electric instant panel heater.

Bathroom

Fully tiled suite with WC and wash basin set in vanity unit. Bath with electric shower head over and shower screen. Window to rear.

Front Garden

Low maintenance shingle driveway with pathway to the front door and side gated access to the rear garden.

Rear Garden

Fully enclosed well-kept garden, laid mainly to lawn with a paved patio area. A pathway leading to the rear with gated access to the en block garage. Shed for storage.

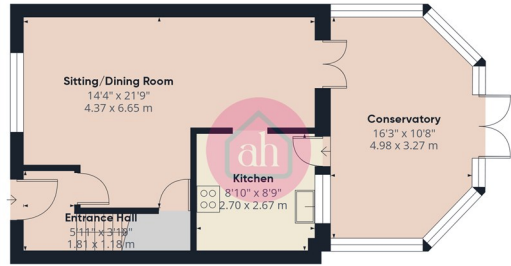
Garage

UP and over door.

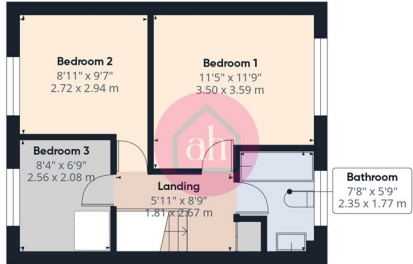


BENNETT AVENUE

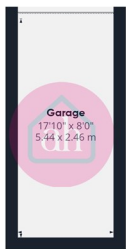




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area¹⁾
1034 ft²
95.8 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		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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