



Selion Way, Elmswell, Bury St. Edmunds, IP30 9YA

welcome to

Selion Way, Elmswell Bury St. Edmunds

Located in the charming village of Elmswell, this delightful semi-detached home on Selion Way offers the perfect blend of comfort and modern living. Featuring three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families. Call to view now!

Accommodation

Entrance Hall

The property is entered through a part glazed front door, stairs to first floor, radiator and vinyl flooring.

Kitchen

10' x 18' 3" (3.05m x 5.56m)

Window to front and side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, integrated fridge freezer, dishwasher, space for washing machine, part tiled walls, radiator and vinyl flooring.

Downstairs Cloakroom

Frosted window to side, low level wc, wall mounted sink with mixer tap, extractor, radiator, part tiled walls and vinyl flooring,

Living Room

17' 8" max x 13' 1" max (5.38m max x 3.99m max)

Window and French doors to rear, tv point, built in cupboard, radiator and carpet.

First Floor Landing

Access to loft, airing cupboard and carpet.

Bedroom One

10' 3" max x 14' 11" wardrobes (3.12m max x 4.55m wardrobes)

Window to front, tv point, radiator, built in wardrobe and carpet.

En Suite

Frosted window to side, shower cubicle, wall mounted sink with mixer tap, back to wall wc, heated towel rail, spotlights, extractor, part tiled walls and vinyl flooring.

Bedroom Two

10' 3" max x 14' 1" max (3.12m max x 4.29m max)

Window to rear, built in wardrobe, radiator and carpet.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Window to rear, radiator and carpet.

Family Bathroom

Frosted window to front, panelled bath with mixer spray and shower attachment over, wall mounted sink with mixer tap, back to wall wc, heated towel rail, extractor, spotlights and vinyl flooring.

Outside

Rear Garden

Fence enclosed with side access gate, patio and lawn areas, flower and shrubbery borders, outside light and tap.

Parking

Driveway to side providing two spaces.



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Selion Way, Elmswell Bury St. Edmunds

- Situated in the sought-after village of Elmswell
- Modern semi-detached home in a quiet residential area
- Three spacious bedrooms, including a master suite with en suite bathroom
- Bright and airy living room with contemporary decor
- Stylish kitchen/dining area with modern fittings and ample storage

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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