BUCKS
PROPERTY AGENTS









35 Bennett Avenue, Elmswell, Bury St. Edmunds, IP30 9UA

Guide Price £260,000

- Three Bedrooms
- Sealed Unit Double Glazed
- Combi Boiler
- Single Garage En-Bloc
- Vacant Possession And No Upward Chain
- Semi-Detached House
- Gas Radiator Central Heating
- South Facing Rear Garden
- Off Road Parking For Three Vehicles
- Village Loaction

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35 Bennett Avenue, Bury St. Edmunds IP30 9UA

Located in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached house on Bennett Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a modern combi boiler, ensuring efficient heating and hot water throughout the year. The south-facing rear garden is a true highlight, providing a sunny retreat for outdoor relaxation, gardening, or entertaining friends and family during the warmer months. Off-road parking for three vehicles adds to the convenience, making it easy for you and your guests to come and go without the hassle of street parking. Additionally, a single garage en bloc offers extra storage or a secure space for your vehicle.

Living in this village location means you can enjoy a peaceful lifestyle within Elmswell offers many amenities including supermarket, two public houses, 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. This property is not just a house; it is a wonderful opportunity to create a home in a friendly community. Don't miss the chance to make this charming residence your own.

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Council Tax Band: B







Entrance Hall
With stairs leading to first floor, vinyl floor and radiator.

Sitting Room
21'7" x 17'8"
With window to front, understairs cupboard, TV point and radiator.

Kitchen
9'3" x 8'8"
With window to rear, range of high and low units, sink and drainer, tiled splashbacks, induction hob with extractor hood and fan, electric oven, integrated washing machine and dishwasher, fridge freezer, tiled floor and full length radiator.

First Floor Landing
With shelved airing cupboard housing Combi boiler and loft access.

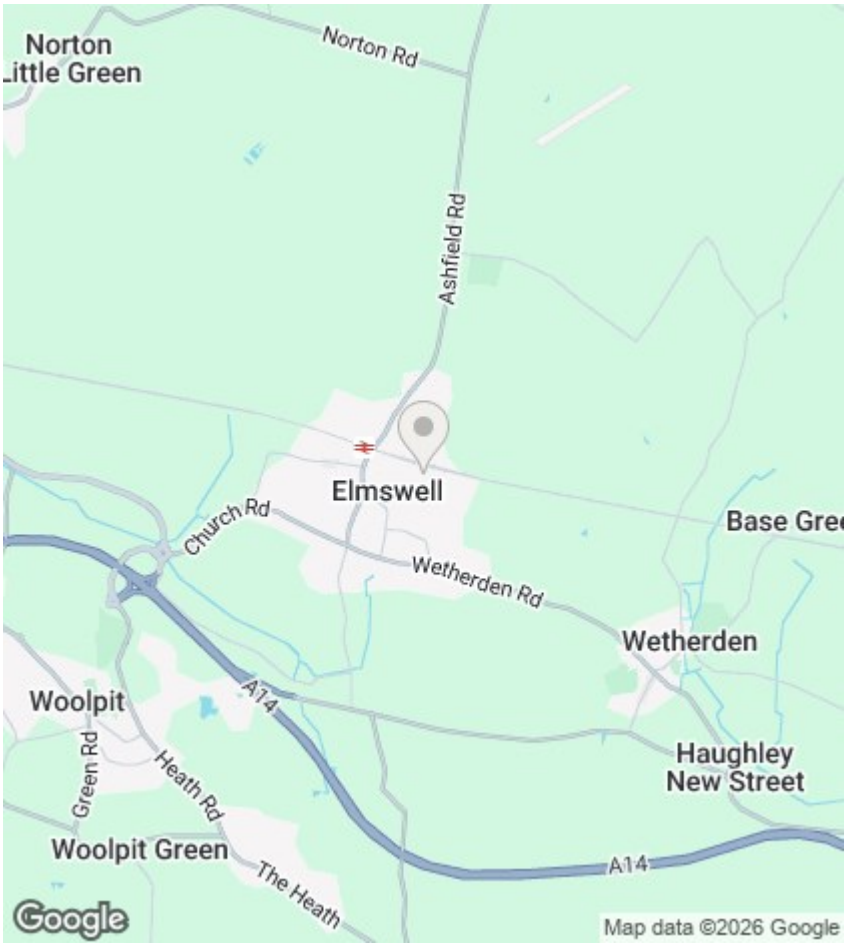
Bedroom One
11'10" x 10'11"
With window to rear and radiator.

Bedroom Two
10'11" x 9'8"
With window to front and radiator.

Bedroom Three
8'7" x 6'7"
With window to front and radiator.

Bathroom
7'10" x 5'10"
With window to rear, bath with shower over, shower screen, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and radiator.

Outside
To the front of the property is a gravel driveway providing off road parking for two vehicles, shrubs and side gate. To the rear of the property with access though a side gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, shrubs borders, shed, rear gate giving access to en-bloc single garage with up and over door with off road parking outside the garage of one vehicle and for privacy and seclusion is fenced all around.



Directions

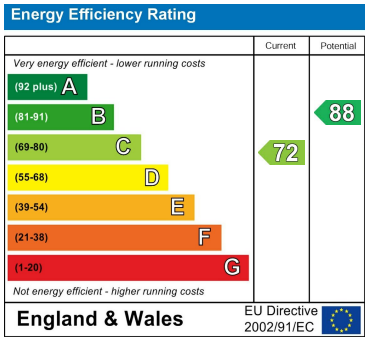
Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue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

Viewings

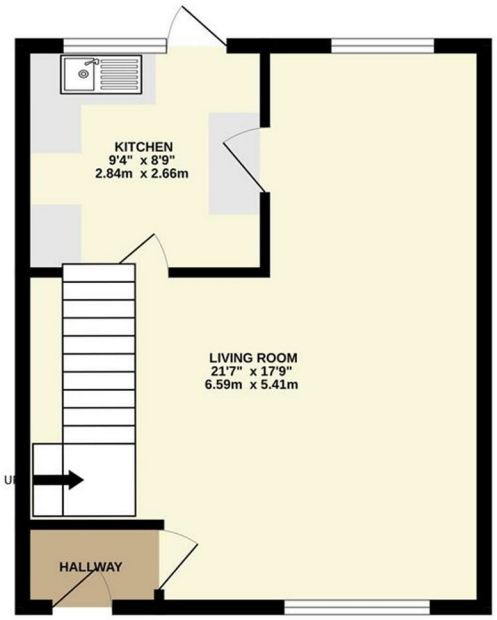
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

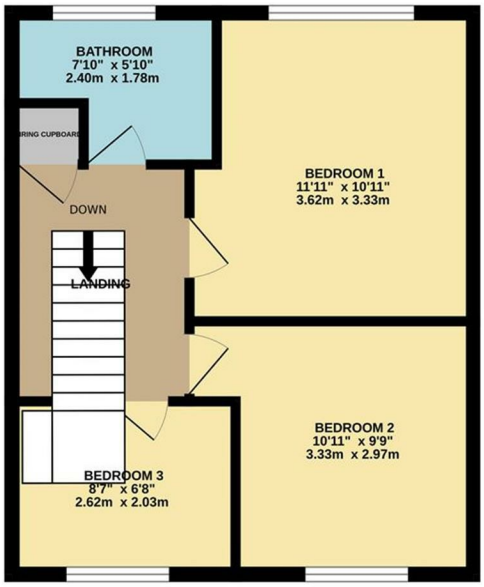
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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