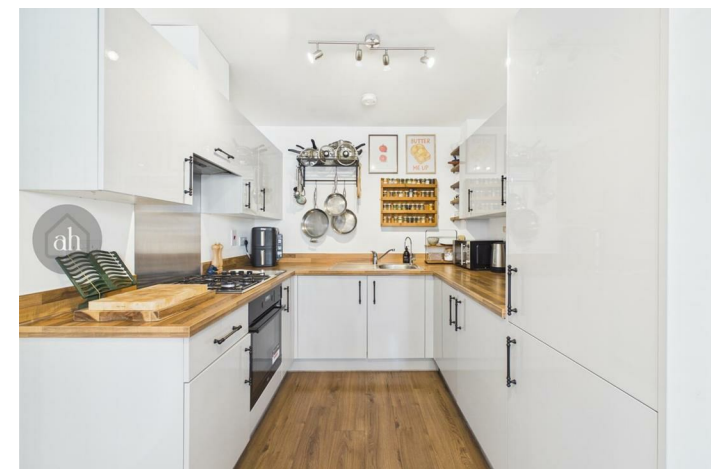




FARROW CLOSE ELMSWELL IP30 9YG

50% SHARED OWNERSHIP £150,000

LEASEHOLD

This well-presented three bedroom semi-detached family home in the well-served village of Elmswell offers a fantastic opportunity through 50% shared ownership. The ground floor features a convenient cloakroom, a spacious sitting room and stylish kitchen/dining room enhanced by a bay window. Upstairs, you will find three generously sized bedrooms, including a master with a private en-suite, alongside a modern family bathroom. Outside, the property benefits from a driveway providing ample parking and a well-kept, enclosed rear garden perfect for family life in a prime village location. Viewing is highly recommended.

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- Well Presented Three Bedroom Family Home
- Stylish Kitchen/Dining Room
- Master Bedroom With En-Suite
- Gas Fired Central Heating
- Spacious Sitting Room
- Driveway With Off Road Parking
- Enclosed Rear Garden
- Close To Village Amenities & Transport Links
- Ground Floor Cloakroom
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Space for understairs storage. Stairs to the first floor. Radiator.

Cloakroom

WC and wash basin. Window to front. Radiator.

Sitting Room

Spacious sitting room with a large built in media unit. French doors opening directly to the rear garden. Radiator.

Kitchen/Dining Room

Stylish kitchen with a wide range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in electric oven with gas hob and extractor hood over. Integrated fridge freezer and washing machine. Opening to a dining area with a bay window to front. Radiator.

Landing

Loft access and storage cupboard housing the boiler.

Bedroom 1

Double room with built in wardrobes. Window to rear. Radiator.

En-Suite

Stylish suite, WC and wash basin. Fully tiled shower cubicle. Window to side. Heated towel rail.

Bedroom 2

Window to front. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

Modern suite, WC and wash basin. Bath with mixer taps and shower attachment. Window to front. Heated towel rail.

Outside

Front Garden

To the front is a driveway offering parking for 2 vehicles. Gated access to the rear garden. Shed.

Rear Garden

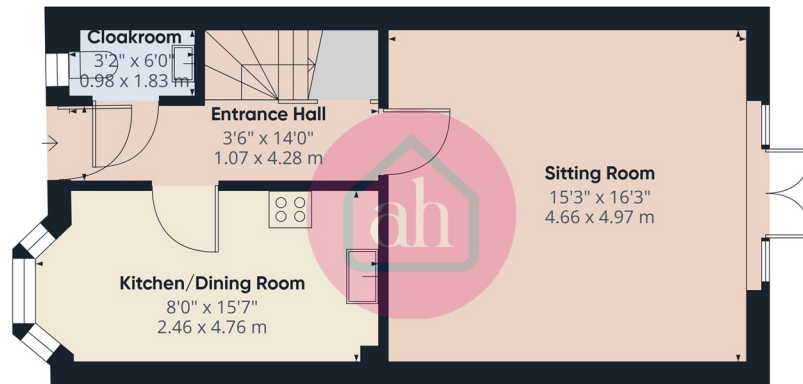
Fully enclosed rear garden with paved patio seating. The remainder of the garden is laid to lawn with shrub beds. Paved pathway leading to the gated access.

Agent's Note

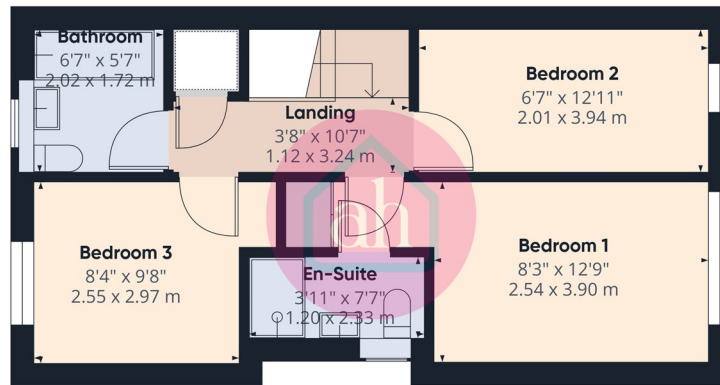
Current service and ground rent charges are £260 per year, reviewed annually. Made in two payments in the year of £130 every 6 months.

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Ground Floor



Floor 1



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Approximate total area¹
880 ft²
81.8 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		95
(81-91) B	84	
(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: B Council Tax Band: C

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