



WILLIAM ARMSTRONG CLOSE, ELMSWELL, IP30 9UB

OIEO £350,000
FREEHOLD

Situated in the heart of the highly sought-after village of Elmswell, this delightful four-bedroom detached home offers a perfect blend of modern comfort and style throughout. The ground floor has been thoughtfully designed, featuring a spacious sitting room with log burner and views of the garden. The stylish, contemporary kitchen flows seamlessly into a good-sized dining room, creating a bright and airy entertaining space, complemented by a practical ground-floor cloakroom. Upstairs you will find four well-proportioned bedrooms provide ample accommodation, all served by a modern family bathroom. Outside, the property enjoys beautifully maintained front and south-facing rear gardens, alongside the added convenience of a garage and private parking. Set within a peaceful, friendly community just moments from local amenities and excellent transport links. This home is perfectly suited for families and professionals alike. Viewing is highly recommended to fully appreciate

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• Well Presented Detached Four Bedroom Home • Spacious Sitting Room • Separate Dining Room • Gas Fired Central Heating • Garage & Ample Driveway Parking • Well Appointed Kitchen • Well Kept Gardens to Front & Rear • Within Walking Distance To Local Amenities & Transport Links • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Wall mounted radiator.

Cloakroom

WC and inset wash basin vanity unit. Window to front and radiator.

Sitting Room

Well proportioned room with inset log burner and hearth. Feature wall panelling. French doors leading directly to the garden. Wall mounted radiator.

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units and work tops over. Inset sink and drainer. Space for a full fridge freezer and free-standing electric oven, hob and extractor hood over. Integrated dishwasher and bin. Window to the rear garden and door opening directly to the garden. Electric radiator.

Dining Room

Good sized room with understairs storage cupboard. Window to front and side. Radiator.

Landing

Bedroom 1

Spacious double bedroom with feature wall. Built in wardrobe. Windows to front and radiator.

Bedroom 2

Double room with loft access. Window to front and radiator.

Bedroom 3

Window to rear and radiator.

Bedroom 4

Window to rear and radiator.

Bathroom

Stylish suite with WC and inset wash basin vanity unit. Bath fully tiled with rainwater shower head, handheld shower head and screen. Window to rear and heated towel rail.

Outside

Front Garden

Paved driveway directly in front of the garage. Small lawn surrounded by a hedge. Low maintenance shingle area and pathway to front door.

Rear Garden

Fully enclosed south facing rear garden, laid mainly to a well-kept lawn, bordered by a low maintenance shingle area and a large patio seating area ideal for entertaining. The garden is scattered by established trees and hedges offering privacy. Pathway to side gated access and a large shed for storage.

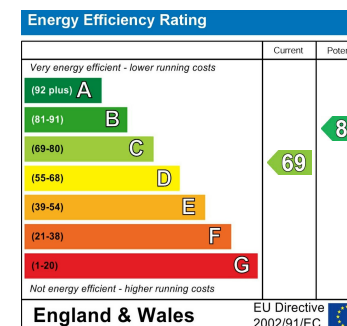
Garage

Up and over door and pedestrian door to the garden.



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EPC Rating: C Council Tax Band: D

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