

oakheart



£375,000

Asking Price

New Breck Road, Elmswell



Nestled in the charming village of Elmswell, this splendid four bedroom detached house offers a perfect blend of comfort and modern living. The property boasts a delightful lounge with French doors that seamlessly connect to the low-maintenance rear garden, creating an ideal space for both relaxation and entertaining.

A welcoming central hallway provides an inviting first impression and gives access to the principal ground floor accommodation. To the front of the property is a study- ideal for those working from home, although this versatile room could also serve as a playroom, snug or additional reception room to suit a variety of lifestyles. To the rear, the bright and spacious living room features

French doors opening onto the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living—perfect for both relaxing and entertaining.

The modern kitchen/diner offers an excellent space for family meals and social gatherings. A separate utility room provides additional practicality, while a convenient cloakroom completes the ground floor accommodation.

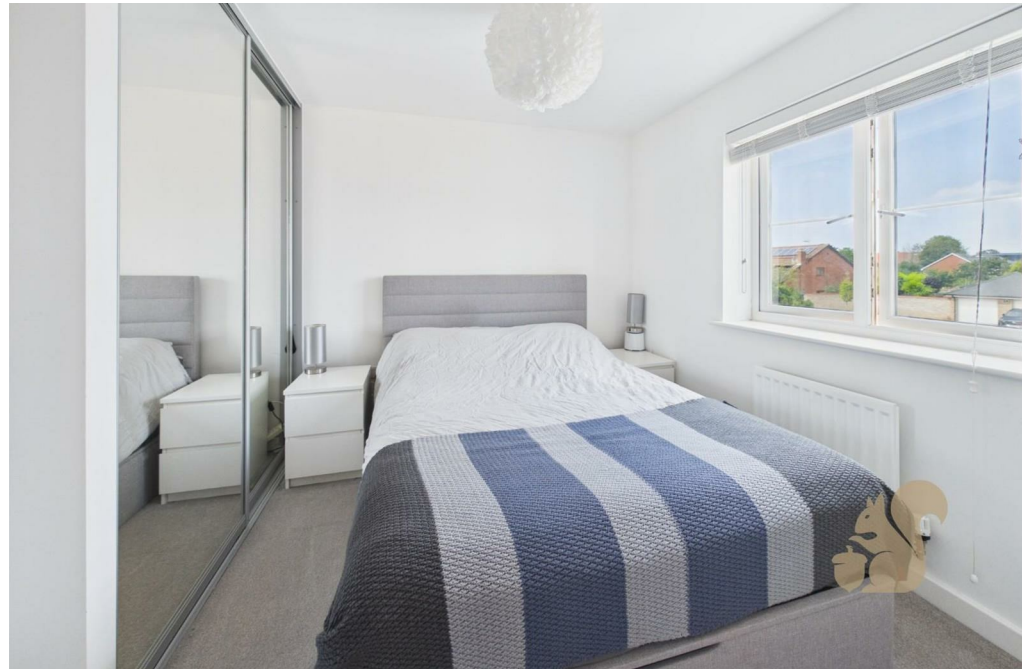
Upstairs, you will find four bedrooms, including a principle suite with an en suite shower room providing a private retreat. The family bathroom serves the other bedrooms, ensuring ample facilities for family and guests alike.

Externally, the property benefits from tandem off-road parking for two vehicles with an EV charging point. The adjoining carport has been partially enclosed to create a practical storage area while retaining its versatility.

Situated in the popular village of Elmswell, the property enjoys easy access to a wide range of local amenities, including shops, schools and everyday conveniences. The village also benefits from excellent transport links, with its own railway station offering direct services to London, making it an ideal choice for commuters while still enjoying the charm of village living.









Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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