

oakheart



£462,500

Asking Price

Hall Lane, Elmswell

Situated in the well-served village of Elmswell, this versatile four bedroom detached family home offers spacious and flexible accommodation ideal for modern family living. Elmswell provides a range of local amenities including shops, pubs, schooling, a train station with links to Ipswich and Cambridge, and convenient access to the A14, making it popular with commuters and families alike.

Upon entering the property, you are welcomed by a central entrance hall. To the right hand side is a generous kitchen/breakfast room featuring a window to the front aspect and fitted with a range of shaker-style wall and base units providing ample storage and worktop space. Behind the kitchen is a comfortable sitting room with French doors opening onto the rear garden, complete with shutters.

Adjacent to the sitting room is the main living room, another bright and inviting reception space benefitting from French doors to the rear garden, also fitted with shutters. A door from the living room leads conveniently back into the entrance hall.

Also accessed from the entrance hall is a practical utility room/cloakroom incorporating additional storage units and an integrated washing machine. Completing the ground floor accommodation is a separate dining room positioned at the front of the property, offering excellent versatility and potential for use as a playroom, home office or guest room.

To the first floor are four well proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a

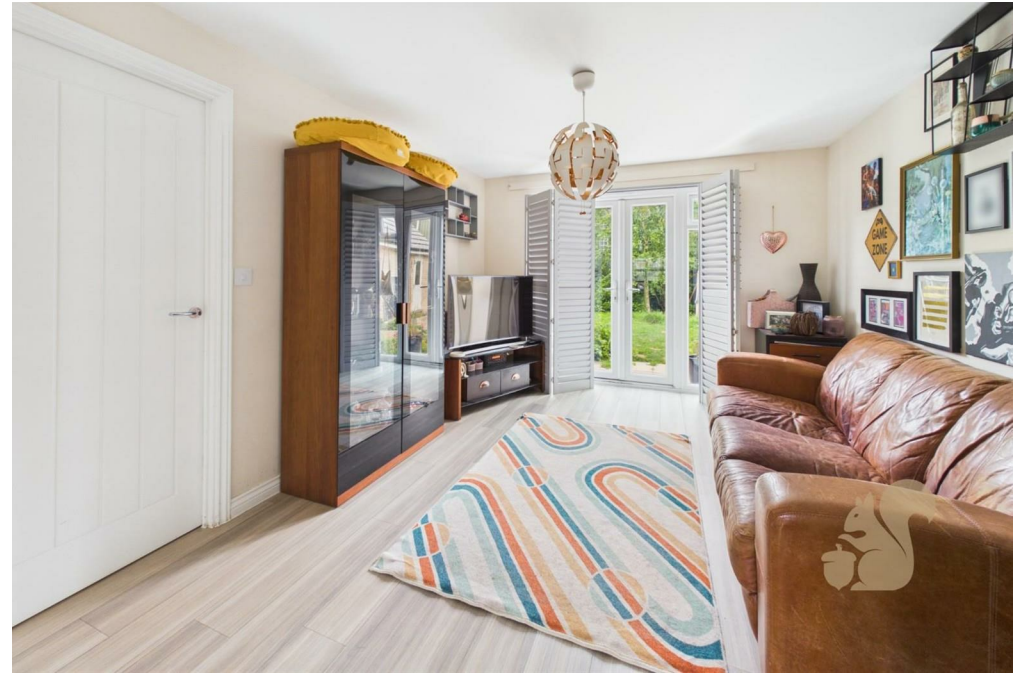
family bathroom.

Externally, the property enjoys an established rear garden, together with access to the garage. A driveway to the side provides off-road parking for approximately 3 cars.

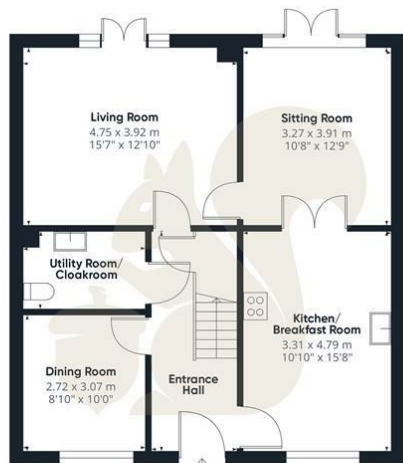
This attractive four bedroom detached home represents an excellent opportunity for families seeking generous living space, flexibility, and a convenient village location. In our opinion, this property must be viewed to be appreciated.



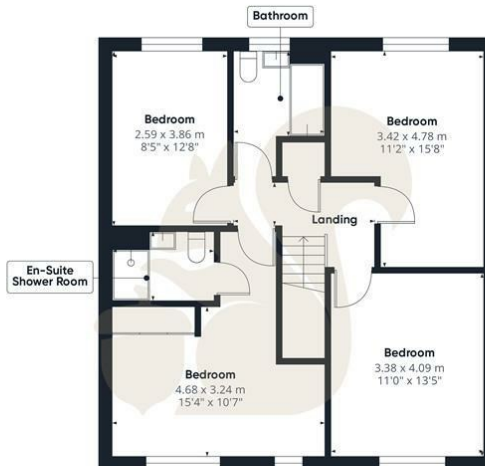




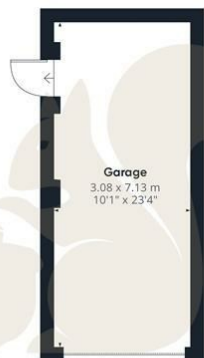




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

149.88 m<sup>2</sup>  
1613.31 ft<sup>2</sup>

**Main building total**

149.88 m<sup>2</sup>  
1613.31 ft<sup>2</sup>

**Building 2 total**

23.69 m<sup>2</sup>  
255.01 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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