



Rock Estates



Bere Road  
Elmswell, Bury St. Edmunds, IP30 9YP  
Offers in excess of £240,000



## Bere Road

Elmswell, Bury St. Edmunds, IP30  
QVD

Located in the sought after village of Elmswell, Bury St. Edmunds, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design making it an ideal home for small families or couples.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a versatile space for relaxation or entertaining guests. The well-appointed kitchen is designed with functionality in mind, providing ample storage and workspace for culinary enthusiasts. The property features two inviting bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is tastefully designed, ensuring convenience and comfort for all residents. The generous rear garden offers the perfect space to entertain or unwind.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in many properties today. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, all within easy reach.

### Entrance Porch

Radiator. Stairs to first floor.

### Living Room

12'4" x 10'5" (3.78 x 3.18)

Double glazed window to front. Radiator. TV point. Storage cupboard.





**Kitchen/Diner**  
14'1" x 11'10" max (4.31 x 3.63 max)

Double glazed window to rear. Double glazed patio doors to rear. Wall and base level units with work surfaces over. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven and hob with extractor over. Integrated fridge/freezer and washer dryer. Radiator.



**Landing**  
Storage cupboard. Loft access. Doors to;

**Bedroom One**  
10'3" x 14'2" max (3.13 x 4.32 max)

Double glazed window to front. Radiator.

**Bedroom Two**  
13'6" x 8'7" (4.13 x 2.62)

Double glazed window to rear. Radiator.

**Bathroom**

White suite comprising bath with shower over, low level w/c and pedestal basin with mixer tap over. Part tiled walls. Heated towel rail.

**Garden**

A generously sized and well-maintained rear garden, predominantly laid to lawn, providing an excellent space for both relaxation and entertaining. The garden features a paved patio area, ideal for outdoor dining and summer gatherings, with ample room for garden furniture. Well-defined boundaries offer a good degree of privacy, while a secure gate provides convenient access to the front of the property.

**Driveway**

The hardstanding driveway provides parking for two cars.

**Agents Notes**

Please note that this property may be subject to a ground rent fee, TBC.



## Floor Plan



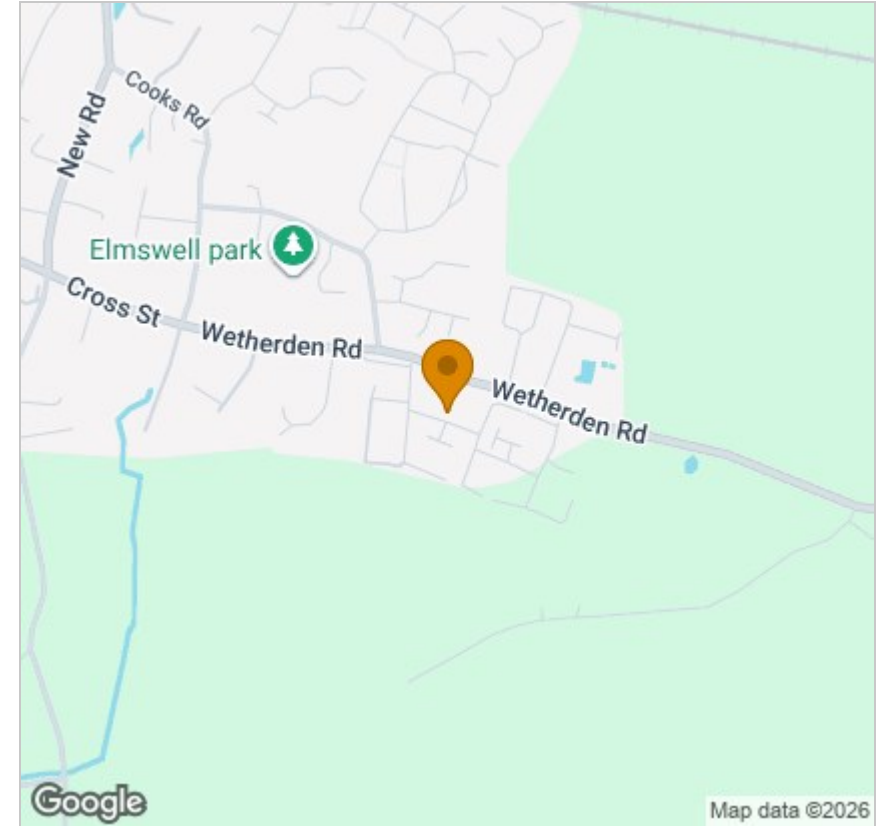
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

