



13 Pightle Close, Elmswell

Guide Price £318,500



THE
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PARTNERSHIP

13 Pightle Close

Elmswell, Bury St. Edmunds

- Spacious modern detached bungalow
- Enjoying a well served village location
- Open plan sitting/dining room, fitted kitchen
- 3 Good sized bedroom, refitted shower room
- Gas central heating, uPVC sealed unit glazing
- Large established gardens, single garage

A deceptively spacious and well-maintained detached bungalow, occupying a pleasant cul-de-sac setting close to the centre of the thriving village of Elmswell.

Offering comfortable single-storey living, the accommodation includes an entrance porch, hallway with storage, generous sitting room opening through to a separate dining room with patio doors to the garden, fitted kitchen, and three good-sized bedrooms, with built-in wardrobes. Bedrooms one and two are doubles, while bedroom three would also make an ideal home office or craft room.

Outside, the bungalow enjoys open-plan front gardens and a private south-facing rear garden, laid mainly to lawn with well-stocked borders and a greenhouse. There is also a single garage with further parking to the front, making this an appealing village home.



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Hallway

The entrance porch leads into the entrance hall, which has 2 built-in cupboards.

Sitting Room

20' 1" x 10' 6" (6.11m x 3.20m)

The sitting room is of a generous size and has a wide opening into the adjoining dining room.

Dining Room

13' 11" x 9' 11" (4.24m x 3.03m)

The dining room has patio doors providing views and access to the rear gardens.

Kitchen

10' 8" x 7' 11" (3.26m x 2.42m)

The kitchen leads off the sitting room and includes a range of fitted cupboards and worktop surfaces. There is a built-in oven, hob and further appliance space. A glazed door leads to a side porch.

Bedroom 1

11' 0" x 9' 8" (3.36m x 2.94m)

There are 3 good-sized bedrooms, each with built-in wardrobe cupboards. Bedrooms 1 & 2 are double bedrooms, and bedroom 3 is a comfortable single bedroom - ideal for use as a home office or craft room

Bedroom 2

9' 8" x 8' 5" (2.94m x 2.56m)

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.42m)



Shower Room

A newly refitted shower room

Outside

The gardens to the front of the bungalow are of open plan design and are laid mainly to lawn. The rear gardens enjoy a south-facing aspect and afford a very good degree of privacy.

Laid again to lawn with well stocked flower and shrub borders, the gardens include a greenhouse and have a gate leading to the single garage with further parking to the front.

EPC RATING - D

COUNCIL TAX - BAND D

COUNCIL - Mid Suffolk

SERVICES -All main services are connected

BROADBAND - Ofcom states Superfast broadband is available

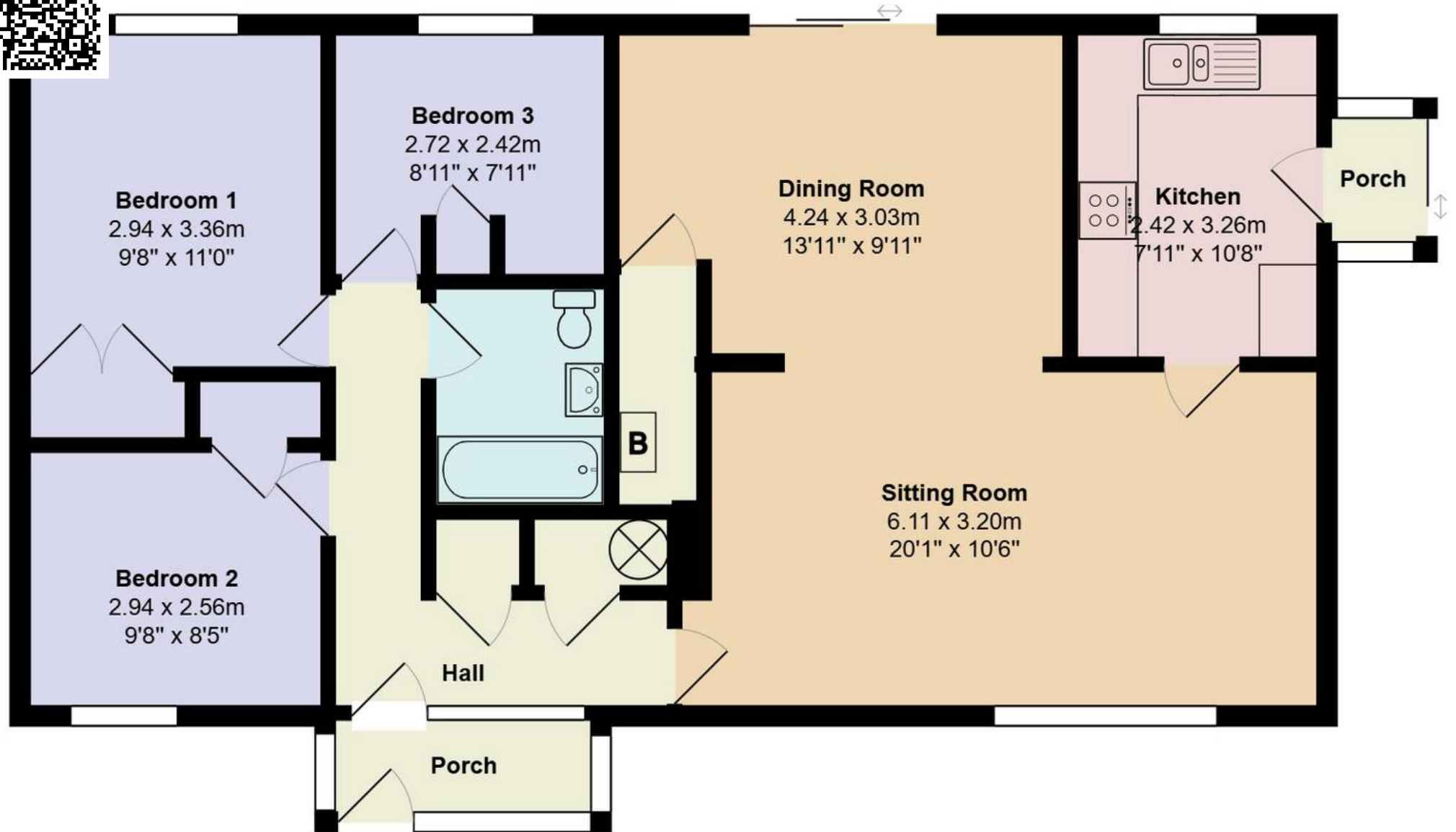
Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///generated.gourmet.outright



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**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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