



## HALL LANE, ELMSWELL

IP30 9LY

OIEO £290,000  
FREEHOLD

An immaculately presented three bedroom semi-detached home, ideally situated within the popular and well-served village of Elmswell, offering well balanced and comfortable accommodation throughout. The ground floor comprises a welcoming entrance hall with useful storage, a bright and airy sitting room with double doors opening onto the rear garden, and a modern fitted kitchen with adjoining dining area, ideal for both everyday living and entertaining, along with a convenient ground floor cloakroom. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, with the main bedroom further benefiting from its own ensuite shower room. Externally, the enclosed rear garden is mainly laid to lawn, and to the side a driveway provides valuable off-road parking, completing this attractive home.

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# HALL LANE

- Well Presented Three Bedroom Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Ground Floor Cloakroom • Master Bedroom With En-Suite • Within Walking Distance To Local Amenities & Transport Links • Family Bathroom • Private Rear Garden • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance hall with stairs leading to the first floor. Storage cupboard and radiator.

## Cloakroom

WC and wash basin. Radiator.

## Kitchen/Dining Room

A modern kitchen with a range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated appliances include a full fridge freezer, dishwasher, eye level electric oven, induction hob with extractor hood over and space for a washing machine. The kitchen opens to a dining area with space for a table and chairs. A window to front and two windows to side enjoying plenty of natural light. Two radiators.

## Sitting Room

Spacious room with French doors opening to the rear garden. Window to front and two radiators.

## Landing

Loft access and radiator.

## Bedroom 1

Good size double room with dual aspect windows to front and side. Radiator.

## En-Suite

Stylish suite with WC and vanity inset wash basin. Fully tiled shower cubicle and radiator.

## Bedroom 2

Double room with dual aspect windows to front and side. Radiator.

## Bedroom 3

Window to side and radiator.

## Bathroom

Modern suite with WC and vanity inset wash basin. Fully tiled bath with shower head over and shower screen. Window to front and heated towel rail.

## Outside

### Front Garden

Pathway to the front door, laid to lawn enclosed by an established hedge.

### Rear Garden

The rear garden is mainly laid to lawn and is enclosed by fencing. A patio seating area and pathway to the gated rear access and parking area.

## Parking

Parking to the side of the property.

## Agent's Note

Service charges are £106.45 per annum - reviewed annually.





## HALL LANE



Approximate total area<sup>(b)</sup>

829.4+2

77.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		84	
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

EPC Rating: B      Council Tax Band: C

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