



BLACKBOURNE ROAD ELMSWELL, IP30 9UH

OFFERS IN EXCESS OF £475,000
FREEHOLD

Step inside and appreciate the generous space of this detached family home. From the welcoming entrance hall, a spacious sitting room offers views of the private garden, while the large kitchen opens seamlessly into a dining area, the ground floor is complete with a handy study. The home boasts four double bedrooms, including a master with an en-suite and a family bathroom. An added benefit is the double garage with extra parking. Located in a prime village location, this property is sure to be a popular choice.

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BLACKBOURNE ROAD

- Spacious 4 Double Bedroom Detached Family Home
- Large Open Plan Kitchen/Dining Room
- En Suite To Master Bedroom
- Gas Central Heating
- Generous Size Sitting Room With Open Fireplace
- Double Garage And Ample Parking
- Three Further Good Size Bedrooms
- Cloakroom and Study
- Private And Enclosed Well Maintained Garden
- Take A Look Inside With Our 360 Virtual Tour



Entrance Hall

Welcoming entrance hall with Oak internal doors. Stairs to first floor accommodation. Radiator.

Kitchen/Dining Room

Well designed shaker-style kitchen features ample wall and base cupboards and drawer units, with integrated appliances, including a dishwasher and washing machine. A recess provides space for an American-style fridge freezer, while an inset double sink adds convenience. The centerpiece is a central island with an oak work surface, built-in wine cooler, and pan drawers. The kitchen is complemented by a Stoves Rangemaster cooker with an extractor fan. Finished with stylish LVF flooring, the kitchen also includes a charming stable door to the side, window to the rear. Radiator. Opens into the dining room.

Sitting Room

Generous size sitting room with attractive open fireplace with oak surround. French doors to private enclosed garden. Window to front. Radiator.

Study

Window to front. Radiator.

Cloakroom

WC and wash basin. Window to front. Radiator.

Landing

Recess ceiling lighting. Large airing cupboard. Window to front. Radiator.

Bedroom 1

Good sized room with built in double wardrobes and window to rear. Radiator.

En-suite

Tiled shower cubicle, WC and vanity sink. Window to side. Heated towel rail.

Bedroom 2

Double room with fitted wardrobes and window to rear. Radiator.

Bedroom 3

Fitted wardrobes and window to rear. Radiator.

Bedroom 4

Fitted wardrobes and window to front. Radiator.

Bathroom

Spacious bathroom with bath and separate tiled shower cubicle. WC and vanity sink. Window to front. Heated towel rail.

Outside

Front garden

Mainly laid to lawn with brick paved parking area. Driveway to double garage.

Rear Garden

Private and enclosed good size garden laid mainly to lawn with two patio seating areas and hot tub. Side gate access and personal door to garage.

Double Garage

With pitched roof, twin up and over doors. Light and power connected. Window to rear and personal door.

Agents Note

Property benefits from luxury Vinyl flooring throughout the ground floor.



BLACKBOURNE ROAD





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

EPC Rating: D **Council Tax Band: E**

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 and potential buyers/tenants are advised to recheck the measurements

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