



## FURLONG CLOSE, ELMSWELL, IP30 9YR

£113,750  
SHARED OWNERSHIP

This well-presented three bedroom detached family home in the well-served village of Elmswell offers a fantastic opportunity through 35% shared ownership. The ground floor features a convenient cloakroom, a spacious sitting room and stylish kitchen/dining room enhanced by a bay window. Upstairs, you will find three generously sized bedrooms, including a master with a private en-suite, alongside a modern family bathroom. Outside, the property benefits from allocated driveway parking and a well-kept, enclosed rear garden perfect for family life in a prime village location. Viewing is highly recommended.

allhomes

# FURLONG CLOSE

- 35% Shared Ownership - Chain Free
- Stylish Kitchen/Dining Room
- Master Bedroom With En-Suite
- Gas Fired Central Heating
- Allocated Driveway Parking
- Spacious Sitting Room
- Groundfloor Cloakroom
- Close To Local Amenities & Transport Links
- A Generous Sized Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to the first floor. Storage cupboard and radiator.

## Cloakroom

WC and pedestal wash basin. Radiator.

## Sitting Room

Well proportioned room enjoying plenty of natural light. Window to front and French doors opening directly to the garden. Radiator.

## Kitchen/Dining Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integral appliances include built in oven, induction hob and extractor hood over. A built-in full fridge freezer and space for a washing machine. Opening to the dining area with window and bay window to front and window to side.

## Landing

Bright space with window to rear. Airing cupboard and loft access.

## Bedroom 1

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

## En-Suite

WC and pedestal wash basin. Shower cubicle. Window to rear and heated towel rail.

## Bedroom 2

Double bedroom with dual aspect window to front and side. Radiator.

## Bedroom 3

Window to side and radiator.

## Bathroom

WC and pedestal wash basin. Bath fully tiled with shower head over and screen. Window to side and heated towel rail.

## Outside

## Front Garden

To the front is blocked paved parking, a small grass area and shrub border. Pathway to the front door and gated access to the garden.

## Rear Garden

Fully enclosed rear garden with patio seating area. The remainder of the garden is laid to lawn border by a raised shrub and flower bed. Side gated access to parking. Plastic bike shed for storage.

## Agent's Note

Currently rent and service charges combined per month is £654.97 reviewed annually.

## Disclaimer

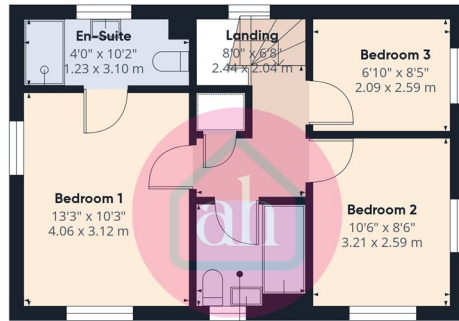
Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

# FURLONG CLOSE





Ground Floor



Floor 1



allhomes

Approximate total area<sup>m</sup>  
858 ft<sup>2</sup>  
79.7 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes  
28 Thurston Granary, Station Hill  
Thurston  
Bury st Edmunds  
Suffolk  
IP31 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes