

oakheart



£325,000

Offers In The Region Of
Jervises Croft, Elmswell

An attractive and beautifully presented double fronted house located in the heart of the sought after village of Elmswell! Ideal for first time buyers or young families, this modern property offers a perfect blend of space, comfort and convenience, all within a thriving local community.

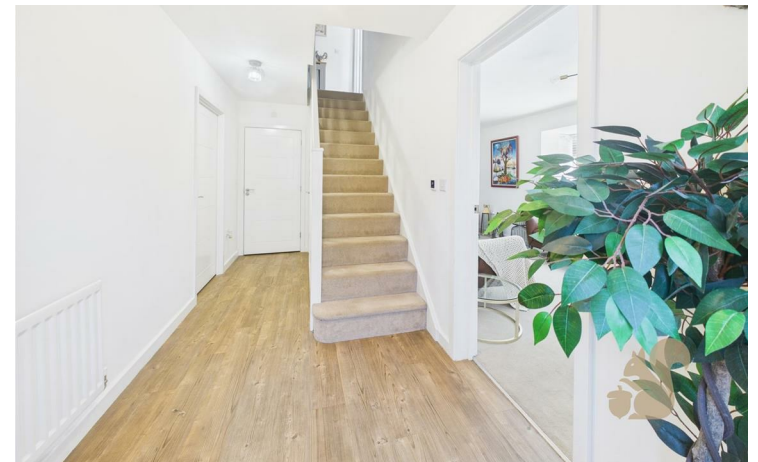
Inside, the home features a spacious dual aspect living room with a charming bay window that floods the space with natural light. It is plush and well presented with a modern finish and plenty of space for sofa suites and a home office desk. The open plan kitchen and dining area

provides a perfect hub for family life or entertaining, with direct access to the nicely sized rear garden. The kitchen is an elegant navy blue with a bright work surface. It is complete with fitted appliances and double doors to the garden. A downstairs cloakroom adds convenience, while neutral décor throughout offers a move in ready feel.

Upstairs, the generous master bedroom boasts its own en-suite, while two further bedrooms share a modern family bathroom. Each room offers versatility, whether used as sleeping space, a nursery, or a home office.

Outside, the secure fenced rear garden is a welcoming space that can be enjoyed in the warmer summer months. It is largely laid to lawn with a patio dining area and pathway to the rear gate. The property also benefits from allocated parking and is located in a quiet residential setting.

Elmswell is a well connected village with excellent local amenities including shops, pubs, a primary school, GP surgery and train station. Regular rail links to Bury St Edmunds, Ipswich and Cambridge make commuting easy, while nearby countryside and nature reserves provide beautiful surroundings to explore.



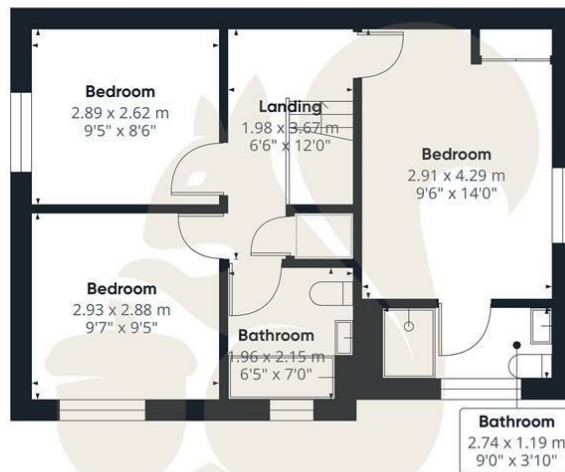








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

86.6 m²
934 ft²

(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

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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