



ST. EDMUNDS DRIVE, ELMSWELL,
IP30 9NP

£475,000
FREEHOLD

An immaculately presented detached four-bedroom home situated in the sought-after village of Elmswell, offering a spacious and stylish layout throughout. The ground floor comprises a welcoming entrance hallway, cloakroom/utility, a study, a spacious modern open plan kitchen/dining room and a bright, inviting sitting room. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a contemporary family bathroom. Externally, the property continues to impress with a driveway providing parking, EV charger and a garage for storage. The well maintained south facing rear garden features a patio, decked seating area and flower and shrub borders. Viewing highly recommended!

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ST EDMUNDS DRIVE

• Beautifully Presented Detached Four Bedroom Home • Stylish Kitchen/Dining Room • Master Bedroom With En-Suite • Gas Fired Central Heating • Garage & Driveway Parking & EV Charger • Spacious Sitting Room • Cloakroom/Utility • Generous Sized South Facing Rear Garden • Close To Local Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Bright welcoming entrance hall with under stairs storage cupboard. Stairs to the first floor and radiator.

Cloakroom/Utility

Large inset wash basin vanity unit with work top over and space for a washing machine. WC and heated towel rail.

Study

Spacious room with fitted shelving. Window to front and radiator.

Sitting Room

Generous size room with bay window to the front. Double doors opening to the kitchen/dining room, ideal for entertaining. Radiators.

Kitchen/Dining Room

Shaker style kitchen with a wide range of wall and base cupboard and drawer units. Inset sink and drainer. Integrated appliances include dishwasher, full fridge freezer, eye level double oven, gas hob with extractor hood over. Window to rear and radiator. The kitchen seamlessly opens to the large dining area with French doors opening directly to the garden. Radiator.

Landing

With an airing cupboard and loft access. Radiator.

Bedroom 1

Generous double room with window to front. Radiator.

En-Suite

Stylish suite, WC and pedestal wash basin. Fully tiled shower cubicle with rainfall shower head and handheld shower head. Window to front and full height heated towel rail.

Bedroom 2

Double room with window to front and radiator.

Bedroom 3

Double room with window to rear and radiator.

Bedroom 4

Double room with window to rear and radiator.

Bathroom

Contemporary suite, WC and pedestal wash basin. Bath fully tiled with rainfall shower head, separate shower head and screen. Window to rear and full height heated towel rail.

Outside

Front Garden

The front of the property features well-established flower and shrub borders to the front, with a pathway leading to the front door. A driveway provides an EV Charger and off-road parking and leads to the garage.

Rear Garden

The rear garden enjoys a good degree of privacy and is partially enclosed by walling and fencing. It features a patio area along with a separate large raised decked seating space. The garden is laid to lawn, complemented by established flower and shrub borders, with convenient pedestrian access to the garage and gated access to the front.

Garage

Up and over door with pedestrian door to the garden. Power connected and space for appliances.

Agent's Note

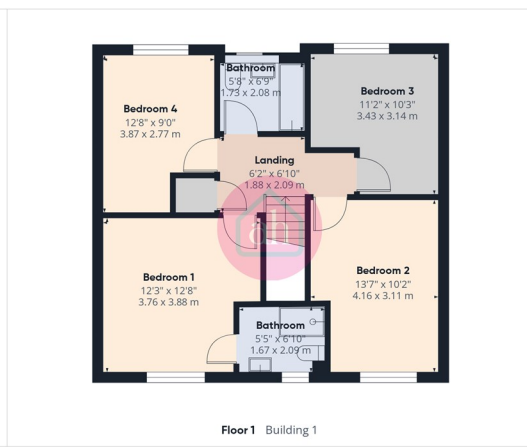
Current service charges are £110 for the year. Reviewed annually.

Disclaimer

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Approximate total area⁽¹⁾
 1522 ft²
 141.3 m²

Reduced headroom
 10 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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) A		
(81-91) B	85	94
(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	

EPC Rating: B Council Tax Band: E

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