

oakheart



£300,000

Guide Price

Hall Lane, Elmswell

*** GUIDE PRICE £300,000-£315,000 ***

Situated in the Suffolk village of Elmswell, this spacious four bedroom semi detached home offers a blend of countryside charm and everyday convenience. The village provides a range of local amenities including shops and a railway station with direct links to Bury St Edmunds, Ipswich and beyond, making it an ideal choice for families and commuters. Surrounded by open countryside yet remaining well-connected, Elmswell continues to be a popular location.

Arranged over three floors, the property offers versatile accommodation. As you enter the property, you are welcomed by a bright and airy entrance hallway with stairs rising to the first floor. Immediately to the left is the kitchen/breakfast room, featuring a

window to the front aspect, a range of shaker style wall and base units, integrated appliances, and space for a small dining table.

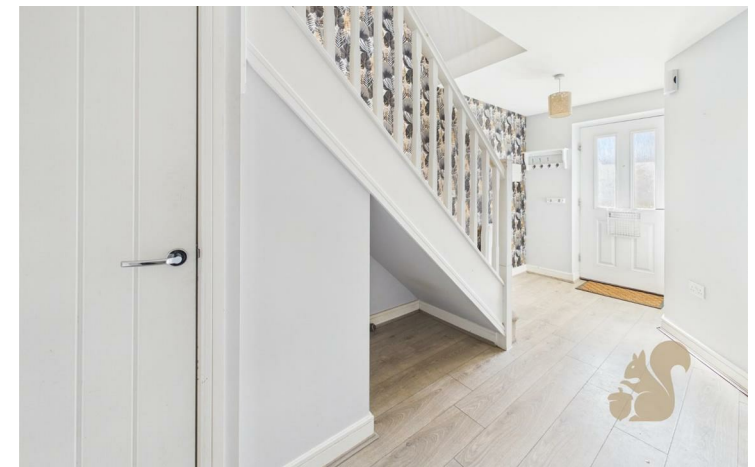
Continuing along the hallway, there is a useful ground floor cloakroom tucked neatly behind the kitchen. To the rear of the property is the lounge/diner, a generous space with French doors opening onto the rear garden, allowing for plenty of natural light and indoor-outdoor living.

The first floor offers a spacious landing with a window to the front with room for a desk, ideal for those working from home. The smallest of the four bedrooms is positioned at the front, while a double bedroom is located to the rear, benefitting from a rear window and French doors with a Juliet balcony. A modern family bathroom

serves this floor.

The second floor provides access to the remaining two bedrooms via a further landing. A bedroom sits to the front, while the principal bedroom is positioned to the rear and benefits from its own en-suite shower room. In addition, there is a further shower room on this level, along with access to a large loft space.

Externally, the property enjoys an enclosed rear garden which is mainly laid to lawn, with a rear access gate leading to two allocated parking spaces direc











Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (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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