

# BUCKS

PROPERTY AGENTS



1 Monks Path, Elmswell, Bury St. Edmunds, IP30 9TB

Offers Over £280,000

- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Off Road Parking For Two Vehicles
- No Upward Chain
- Semi-Detached House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Vacant Possession
- Village Location

# 1 Monks Path, Bury St. Edmunds IP30 9TB

Located in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached house on Monks Path offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The heart of the home is a spacious kitchen/diner, perfect for entertaining or enjoying family meals. The sitting room features elegant French doors that open directly into the rear garden, allowing for a seamless flow between indoor and outdoor living. This inviting space is perfect for relaxing or hosting gatherings with friends and family. In addition to the two bathrooms, the property boasts off-road parking for two vehicles, ensuring convenience for residents and guests alike. The village location provides a peaceful atmosphere while still being within easy reach of local amenities and transport links. This house offers vacant possession alongside no upward chain, providing you with the flexibility to move in hassle free.

This home is a wonderful opportunity for anyone looking to settle in a friendly community, offering both comfort and practicality in a picturesque setting within Elmswell offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor. Don't miss the chance to make tis lovely property your own.



Council Tax Band: C



### Entrance Hall

With laminate floor and radiator.

### Sitting Room

With window to front and French doors leading to rear ideal for inside/outside entertaining additionally illuminating the room with natural light, TV point and radiator.

### Kitchen/Diner

With window to front, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric oven, integrated fridge freezer, cupboard housing boiler, stairs leading to first floor, understairs cupboard and door leading to outside.

### Cloakroom

With window to rear, low level W/C, pedestal basin, vinyl floor and radiator.

### First Floor Landing

With window to front and loft access.

### Bedroom One

With window to front and radiator.

### En-Suite

With window to rear, double shower cubicle, low level W/C, pedestal basin, vinyl floor and radiator.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

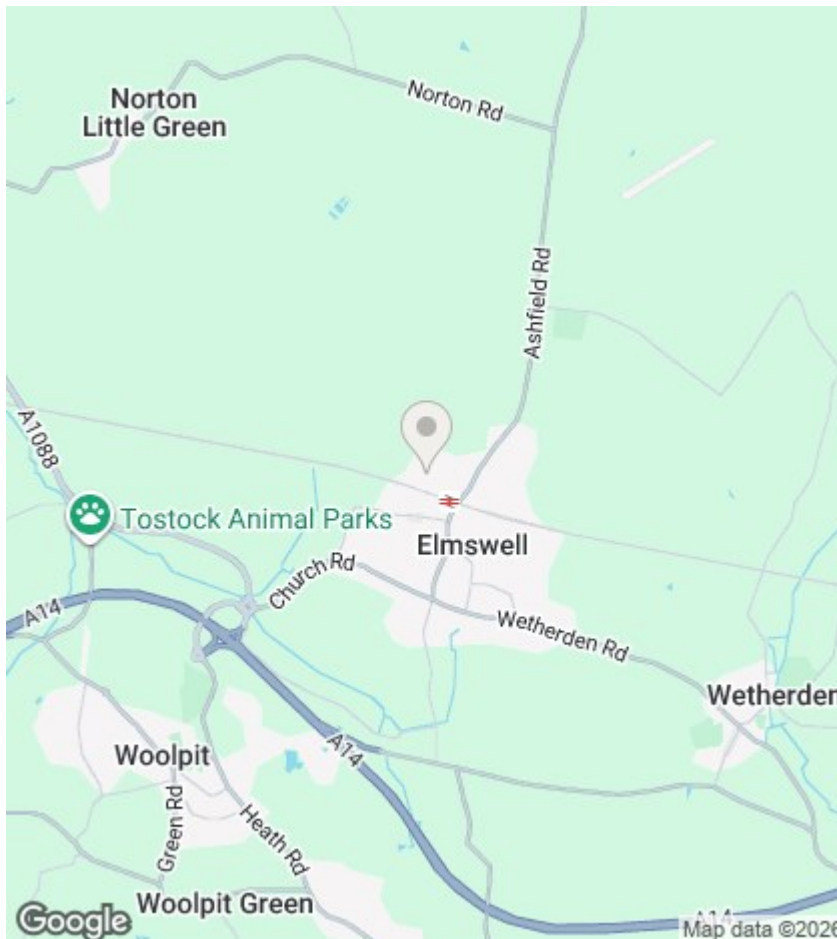
With window to rear and radiator.

### Bathroom

With window to rear, bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

### Outside

To the front of the property are paving stones leading to the front door, hedging and driveway providing off road parking for two vehicles. To the rear of the property with access through a garden gate is a rear garden comprising of lawn, paving stones and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight left onto Haughley New St Turn right onto Warren Ln Continue onto New Rd Continue onto Station Rd Turn left onto St Edmund's Dr Turn left onto Hall Ln Turn right to stay on Hall Ln Turn left towards Monks Path Turn right onto Monks Path Destination will be on the right  
Arrive: Elmswell, Bury Saint Edmunds IP30 9TB, UK

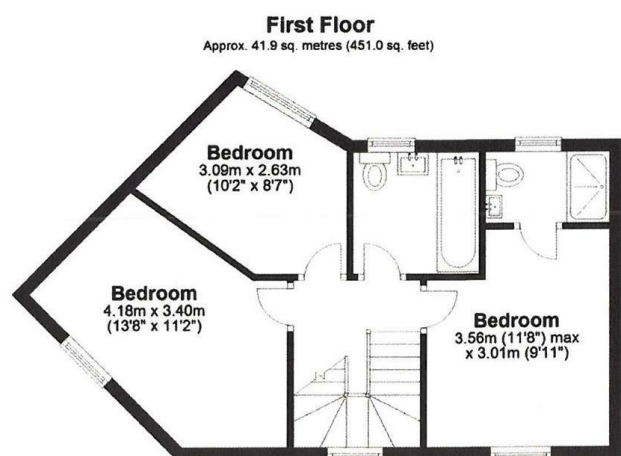
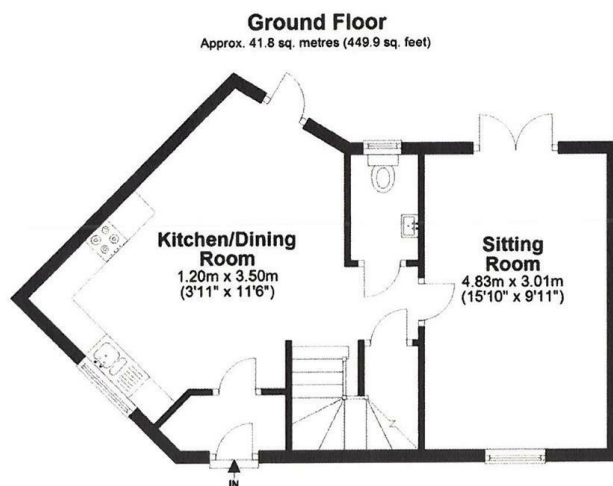
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>95</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



Total area: approx. 83.7 sq. metres (900.9 sq. feet)