



**Furlong Close, Elmswell, Bury St. Edmunds, IP30 9YR**

**welcome to**

## **Furlong Close, Elmswell, Bury St. Edmunds**

Tucked away in a peaceful cul-de-sac within the sought-after village of Elmswell, this impressive four bedroom detached home combines generous proportions with modern style, creating a space perfectly suited to family living and relaxed entertaining

### **Accommodation**

#### **Entrance Hall**

The property is entered through a part glazed front door, stairs to first floor, understairs cupboard, radiator and carpet.

#### **Downstairs Cloakroom**

Pedestal hand wash basin with mixer tap and splash back, back to wall wc, extractor, radiator and vinyl flooring.

#### **Study**

7' 7" x 10' 11" ( 2.31m x 3.33m )

Window to front, radiator and carpet.

#### **Living Room**

16' 8" x 11' 9" ( 5.08m x 3.58m )

Window to front and side, two radiators, tv point, vinyl flooring and double door to;

#### **Dining Room**

9' 7" x 11' 8" ( 2.92m x 3.56m )

Window and French doors to rear, radiator and vinyl flooring.

#### **Kitchen**

18' x 13' 1" max ( 5.49m x 3.99m max )

Window and French doors to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, integrated fridge freezer, dishwasher, spotlights, part tiled walls and radiator.

#### **Utility**

7' 8" x 6' 4" ( 2.34m x 1.93m )

Wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, integrated washing machine, extractor and radiator.

#### **First Floor Landing**

Access to loft, airing cupboard and carpet.

#### **Bedroom One**

16' 9" max x 11' 10" max ( 5.11m max x 3.61m max )

Window to front and side, tv point, radiator and carpet.

#### **En Suite**

Frosted window to front, shower cubicle, pedestal hand wash basin with mixer tap, low level wc, extractor, part tiled walls, heated towel rail and vinyl flooring.

#### **Bedroom Two**

11' 4" x 14' 4" max ( 3.45m x 4.37m max )

Window to front, radiator, tv point and carpet.

#### **Bedroom Three**

12' 11" max x 11' 4" max ( 3.94m max x 3.45m max )

Window to rear, tv point, radiator and carpet.

#### **Bedroom Four**

11' max x 9' 5" max ( 3.35m max x 2.87m max )

Window to rear, tv point, radiator and carpet.

#### **Family Bathroom**

Frosted window to rear, fitted with a suite comprising a panelled bath with mixer spray with shower attachment over and screen, pedestal hand wash basin with mixer tap, low level wc, extractor, heated towel rail, part tiled walls and vinyl flooring.

#### **Outside**

#### **Garage**

23' 1" max x 9' 10" max ( 7.04m max x 3.00m max )

Up and over doors, power and light and door to side.



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## Furlong Close, Elmswell Bury St. Edmunds

- Detached four-bedroom family home in a quiet cul-de-sac
- Two spacious reception rooms - ideal for entertaining or flexible family living
- Modern kitchen with French doors to the rear garden
- En suite and master bedroom
- Utility room and ground floor cloakroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01449 614459



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)