LEVANT CLOSE, ELMSWELL

IP30 9YS

£270,000

FREEHOLD

Located within the desirable Ashfield Park development, this well-presented, recently built family home enjoys a peaceful position on the edge of the well-served village of Elmswell. The accommodation includes a cloakroom, sitting room, modern kitchen/breakfast, three bedrooms and a family bathroom. Outside, the property benefits from a south-facing rear garden and off-road parking. Early viewing is highly recommended.

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LEVANT CLOSE

• Modern 3 Bedroom Semi Detached House On Select Development • Ground Floor Cloakroom • Modern Stylish Kitchen/Dining Room • Gas Fired Central Heating • NHBC Warranty • South Facing Enclosed Rear Garden • Private Parking For 2 Cars • Walk to Shops and Train Station • Ideal First Home or Investment Property • On Line 3D Tour Available Now!

Entrance Hall
Welcoming entrance hall with stairs to first floor. Understairs cupboard. Radiator.

Cloakroom
WC and wash basin vanity unit. Window to front. Radiator.

Sitting Room
Well-proportioned room with a window to rear and doors opening to the garden, enjoying plenty of natural light. Radiator.

Kitchen/Breakfast Room
Stylish kitchen with wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integral appliance includes a fridge freezer, washing machine and dishwasher. Electric oven with gas hob and extractor hood over. Feature tiles surround and window to front. Radiator.

Landing
Loft access.

Bedroom 1
Well presented double room with fitted wardrobes. Window to front. Radiator.

Bedroom 2
Double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 3
Window to rear. Radiator.

Bathroom
Contemporary suite with WC and wash basin. Bath with mixer tap and shower head over, shower screen and surrounded by feature tiles. Window to front and heated towel rail.

Outside

Front Garden
Driveway offering parking for two vehicles. Pathway to front door with decorative stone borders. Gated access to the rear.

Rear Garden
Good size rear garden laid mainly to lawn with flower beds border. Patio seating area and pathway to the front and gated access

Agent's Note
Estate charges £267.97 per year subject to annually review.

Disclaimer
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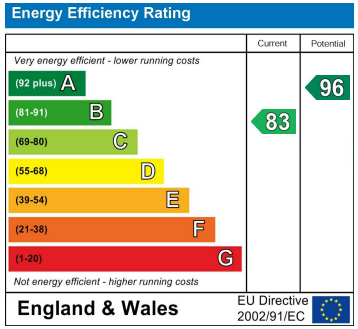
LEVANT CLOSE



EPC Rating: B Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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