THE
Mortimer
& Gausden
PARTNERSHIP

19 Pyes Meadow,
Elmswell, Suffolk, IP30 9UF

Guide Price
£260,000

Well-presented modern semi-detached home occupying a popular village setting

Occupying a pleasant position within the popular and extremely well-served village of Elmswell, this thoughtfully improved semi-detached house offers comfortable and well-planned accommodation, ideal for modern living.

The property benefits from gas-fired central heating and UPVC sealed unit glazing and is presented in excellent order throughout, making it a home you can move straight into with ease.

With a good-sized driveway and enclosed rear gardens, the house would be perfect for first-time buyers, young families, or indeed anyone seeking a well-maintained home in a thriving village community close to everyday amenities.

- Attractively presented modern semi
- Occupying a well served village setting
- Sitting room, fitted kitchen/diner
- 3 Bedrooms, bathroom, conservatory
- Front and enclosed rear gardens
- Driveway providing ample parking
- Gas central heating, uPVC glazing

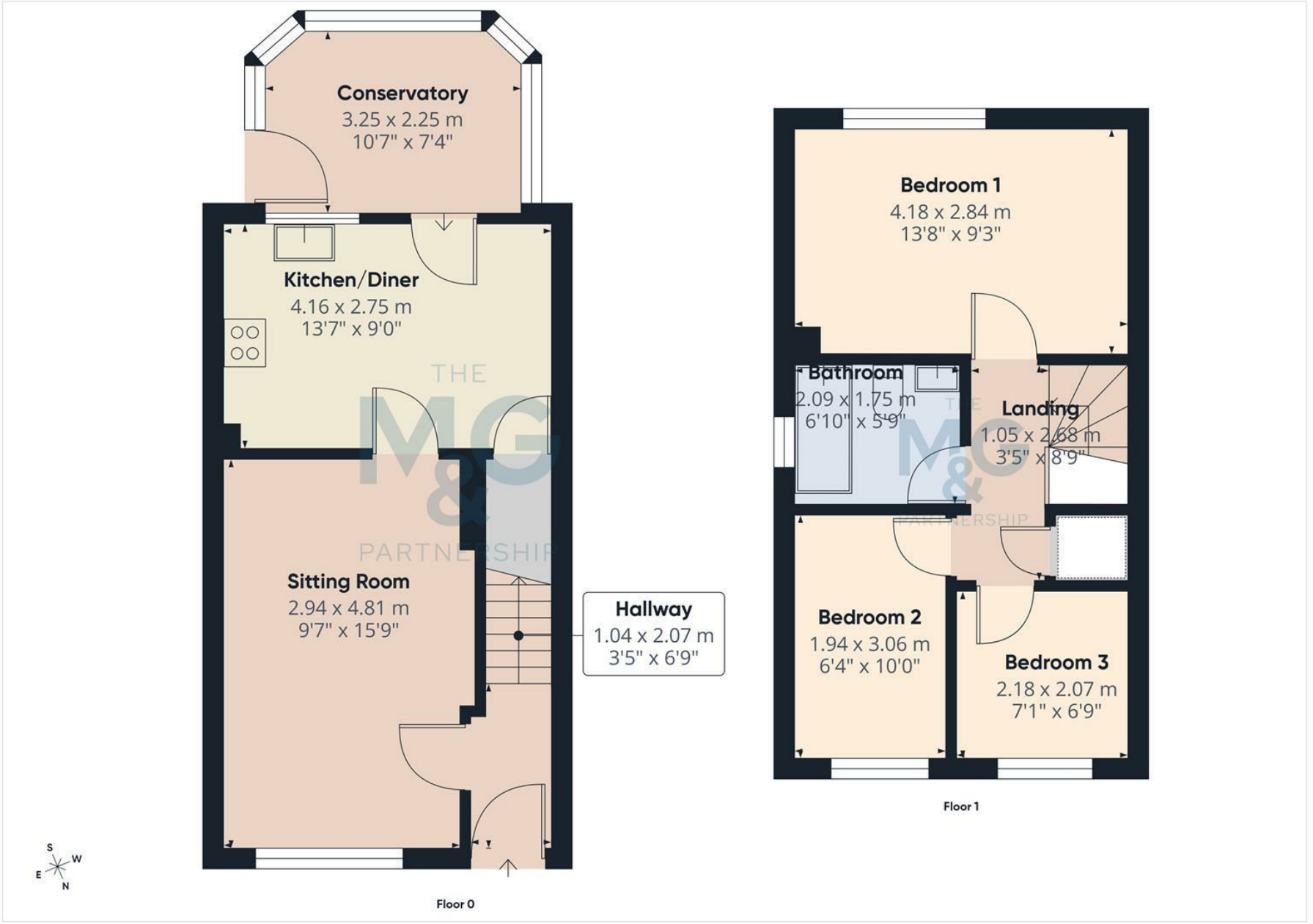
The property benefits from gas-fired central heating and UPVC sealed unit glazing and, in more detail, comprises:

On the ground floor:
An entrance hall provides access to the principal ground floor rooms and stairs to the first floor. The sitting room is a comfortable and welcoming space, ideal for relaxing at the end of the day. To the rear of the house is a kitchen/dining room, providing an excellent space for everyday living and entertaining, with direct access into the conservatory. The kitchen area includes a good range of quality fitted units, worktop surfaces and ample appliance space. The dining area includes space for a good-sized table and a useful understair cupboard. The conservatory overlooks the rear gardens and offers additional reception space, perfect as a dining area, playroom or garden room.

On the first floor:
The landing leads to three bedrooms and a family bathroom. The bedrooms are well proportioned and suitable for a growing family, guests or those working from home. The bathroom serves all three rooms and is fitted with a modern suite.

Outside:
To the front of the property is a good-sized driveway providing ample off-road parking. A side access leads to the enclosed rear gardens, which offer a good degree of privacy and provide a safe and secure space for children or pets. The gardens include a lawn, planted borders and a sheltered patio area. There is a side area with a large storage shed.

ENERGY PERFORMANCE RATING - C
COUNCIL TAX BAND - B COUNCIL - Mid Suffolk
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
SERVICES- Mains Water, Electricity, Gas, Drainage
WHAT3WORDS ///munch.flick.wing



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