32 Hall Lane, Elmswell,
Bury St. Edmunds, IP30 9LY

Guide Price
£245,000

Stylish living in a thriving and well served Suffolk village location

This CHAIN FREE end of terrace was built in 2018 by Taylor Wimpey and provides well-planned accommodation including contemporary open-plan living on the ground floor and 2 good sized bedrooms, bathroom and an en suite on the first floor.

The property occupies a pleasant position within the popular Kingsbrook Place development. Elmswell is a thriving and well served Suffolk village offering an excellent range of facilities. For those needing to commute, there is a rail station in the village and the A14 provides excellent links to Cambridge & Ipswich.

Set in enclosed gardens the house has allocated parking to the rear with ample visitor parking within the road.

- Modern end of terrace home
- Occupying a popular village setting
- Hall with storage, cloakroom
- Open plan kitchen/sitting room
- 2 Double bedrooms, en suite
- Gas central heating, upVC glazing
- Enclosed gardens and parking
- NO UPWARD CHAIN

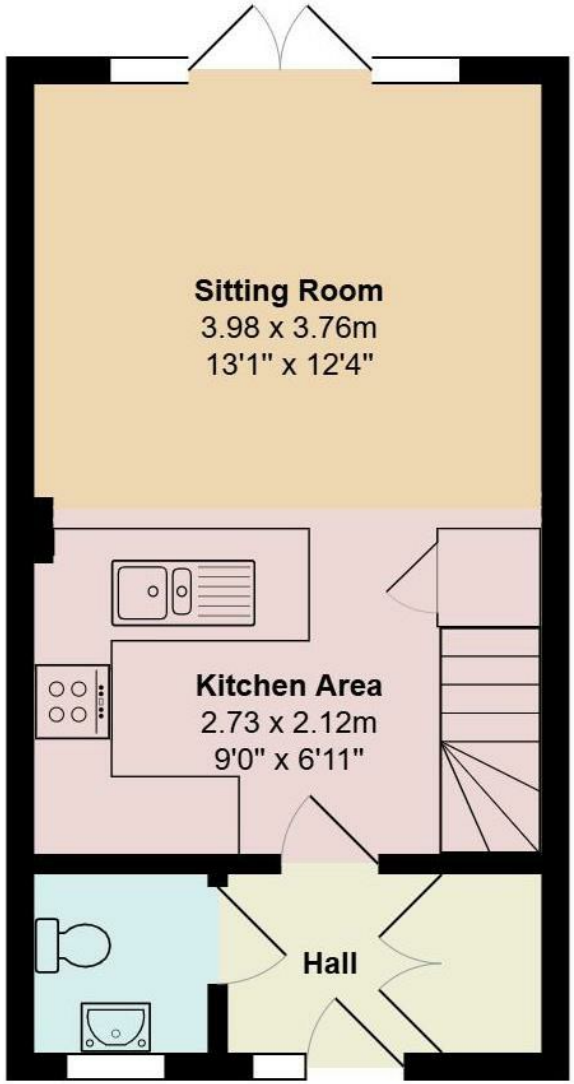
Whether you are looking for your first home or perhaps something for investment, this well-maintained home is bound to appeal. In more detail, the accommodation comprises:

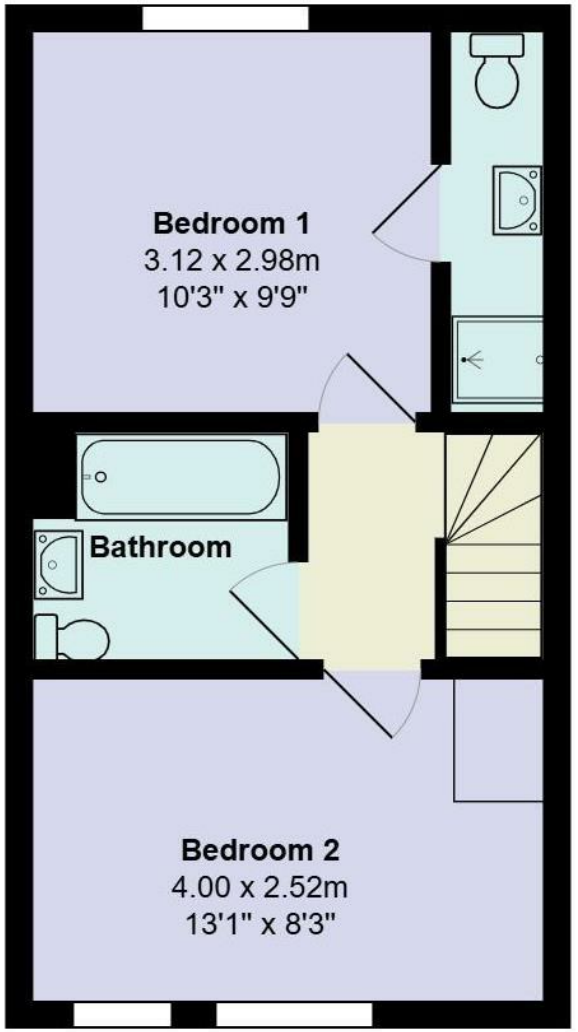
On the ground floor:
The spacious entrance hall has a large built-in storage cupboard and a cloakroom. The kitchen area is fitted with a range of cupboards and worktop surfaces and includes a built-in fridge freezer, oven and hob. There is also an integrated dishwasher. The sitting room includes French doors which open up into the garden.

On the first floor:
A spacious landing area leads to both bedrooms and the bathroom. Bedroom 1 is at the rear of the house and includes a smart en suite shower room. Bedroom 2 is another good sized double room.

Outside:
To the front of the property are small open-plan gardens planted with a variety of shrubs. The rear gardens include a sheltered patio area providing the perfect spot to relax and entertain. The remainder of the gardens are laid to lawn and include a garden shed with power connected. A rear access leads to the allocated parking space.

EPC RATING - B
COUNCIL TAX - BAND B
COUNCIL - Mid Suffolk
SERVICES -All main services are connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely
WHAT3WORDS - ///reddish.polished.fiery





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