



73 Eastern Way, Elmswell, Bury St. Edmunds, Suffolk, IP30 9DP

FEELS LIKE HOME – This well located detached house will be perfect for a growing family and is set in good sized gardens with a garage and ample parking.

Situated in the more established part of Elmswell, close to shops and schools, the property offers a comfortable range of accommodation and has the added benefit of having solar panels which in these days of high fuel costs makes a worthwhile saving.

- Well maintained modern detached family house
- Situated close to all local amenities, solar panels
- Hall, cloakroom, sitting room, separate dining room, kitchen
- 4 Good sized bedrooms, modern bath/shower room
- Attractively landscaped gardens, garage and ample parking

Guide Price £340,000





General Information

The property occupies a popular setting within easy reach of all amenities. Elmswell is a thriving and well served Suffolk village offering a range of facilities which include shops, post office, primary school, village hall, public house and church. For those needing to commute there is a rail station in the village and the A14 provides excellent links to Cambridge, Ipswich and London/Stansted Airport via the A11/M11.

If you have been looking for a home with good sized rooms and a particularly pleasant garden, this well maintained detached house is bound to be of interest. The property, which benefits from oil fired central heating, uPVC sealed unit glazing and solar panels, is offered for sale in very good condition throughout.

In our opinion, the property would be perfect for a growing family and also lends itself to being extended if required and subject of course to planning consent.

On the ground floor

The entrance hall, with cloakroom off, gives access to the sitting room and separate dining room. The fitted kitchen provides a comprehensive range of cupboards/drawers, an integrated fridge and leads off to the dining room. For those who prefer open plan living, there is the potential for these 2 spaces to be altered into an open plan kitchen/dining/family area.

On the first floor: The landing gives access to the 4 good sized bedrooms and the family bathroom which has been changed into a stylish shower room.

Outside

The gardens to the front of the property are set behind hedging and have been hard landscaped to provide additional parking. A driveway leads up to the single garage. The rear gardens are a particularly lovely feature of the property and afford a good degree of privacy. Laid mainly to lawn and planted with a variety of shrubs and trees the gardens include 2 timber sheds and a sheltered patio provides the perfect space for entertaining.

Directions

From Bury St. Edmunds proceed east along the A14 dual carriageway towards Ipswich. After around 9 miles take the exit for Elmswell, Woolpit and Norton. At the roundabout take the 3rd exit signposted Elmswell. Continue into the village, over the crossroads, eventually turning left into Jubilee Terrace. Turn 2nd right into Eastern Way. The property is towards the end of Eastern Way off a turning to the righthand side. The property will then be seen on the left.

Hall

WC

Sitting Room 16'7 x 10'7 (5.05m x 3.23m)

Dining Room 12'8 x 8'11 (3.86m x 2.72m)

Kitchen 12'2 x 8'5 (3.71m x 2.57m)

First Floor Landing

Bedroom 1 13'10 x 12'5 max overal (4.22m x 3.78m max overal)

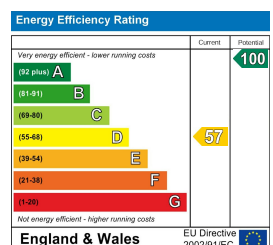
Bedroom 2 12'5 x 9'1 (3.78m x 2.77m)

Bedroom 3 8'10 x 7'8 (2.69m x 2.34m)

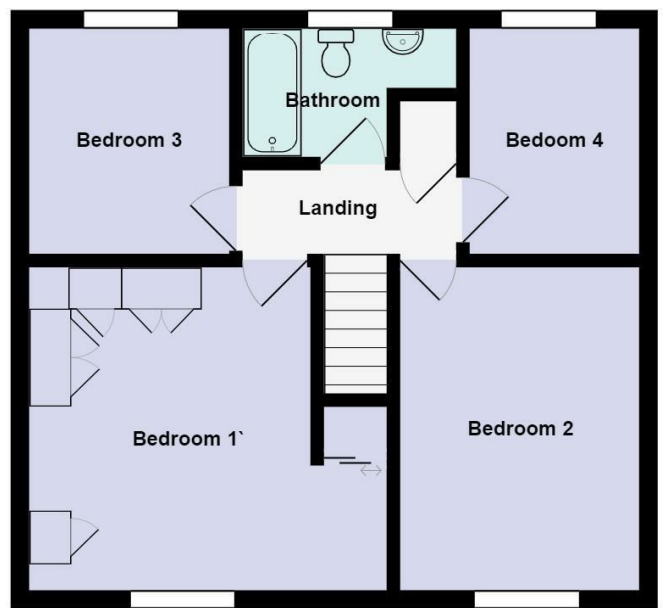
Bedroom 4 8'10 x 6'1 (2.69m x 1.85m)

Bathroom

Garage 17'8 x 8'0 (5.38m x 2.44m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.



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