



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

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

Guide Price  
£235,000

## *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.

There is an estate management charge which is currently £166.80 per year.

**EPC RATING - B**

**COUNCIL TAX - BAND B**

**COUNCIL - Mid Suffolk**

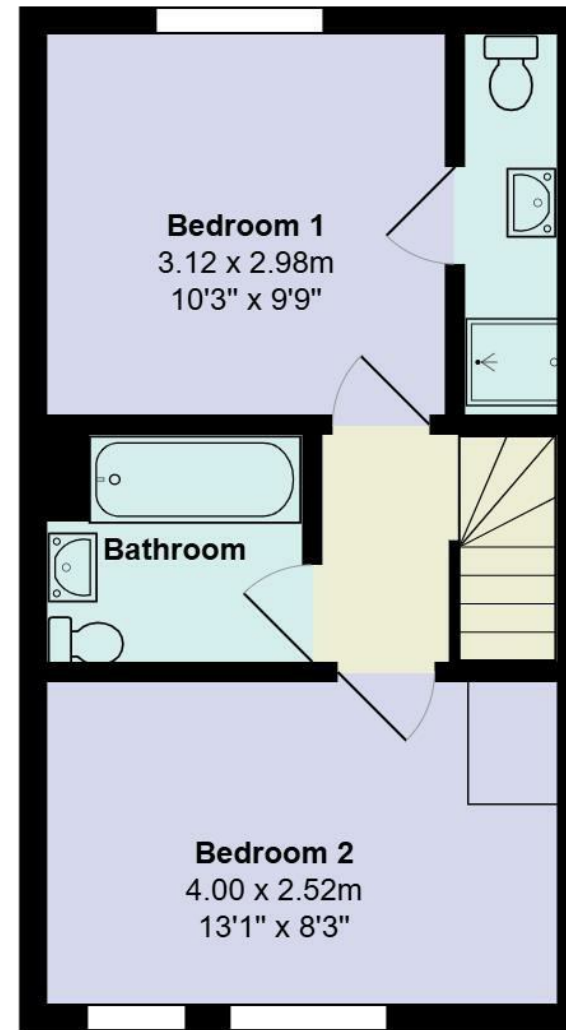
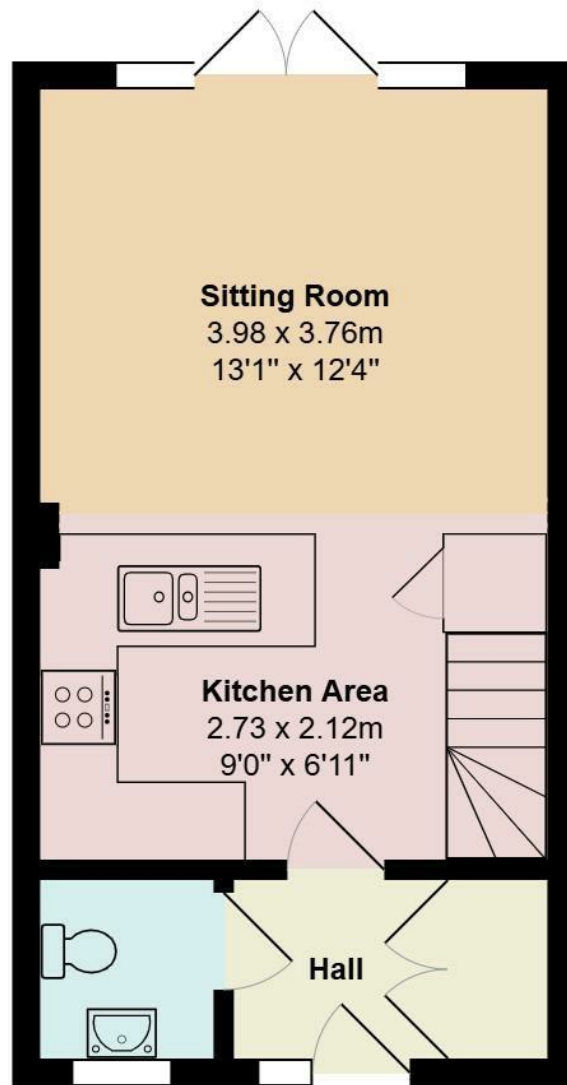
**SERVICES -All main services are connected**

**BROADBAND - Ofcom states Ultrafast broadband is available**

**Mobile - Ofcom states all mobile providers are likely**

**WHAT3WORDS - ///reddish.polished.fiery**





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 fittings. 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 website, please contact our offices immediately.

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