



**Farthing Land, Elmswell, Bury St. Edmunds, IP30 9YH**

**welcome to**

## **Farthing Land, Elmswell, Bury St. Edmunds**

A well-presented modern three-bedroom detached house, located in the sought-after Elmswell village with its excellent range of shopping and transport facilities. Offered for sale chain free and with an NHBC guarantee remaining this property should not be missed

### **Accommodation**

#### **Entrance Hall**

The property is entered through a part glazed front door with stairs to first floor, understairs cupboard, radiator and vinyl flooring.

#### **Downstairs Cloakroom**

Frosted window to front, pedestal hand wash basin with mixer tap and splash back, low level wc, extractor, radiator and vinyl flooring.

#### **Living Room**

21' 3" max x 10' 1" max ( 6.48m max x 3.07m max )  
Window to front, windows and French doors to rear, tv point, two radiators and carpet.

#### **Kitchen/Diner**

17' 9" max x 10' 2" max ( 5.41m max x 3.10m max )  
Windows to front and side with fitted shutters, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor, integrated fridge freezer, dishwasher, washing machine, radiator and vinyl flooring.

#### **First Floor Landing**

Window to rear, access to loft, built in cupboard and carpet.

#### **Bedroom One**

16' 10" max x 10' 2" max ( 5.13m max x 3.10m max )  
Window to front, two built in wardrobes, radiator, tv point and carpet.

#### **En-Suite**

Frosted window to rear, fitted with a low level wc, pedestal hand wash basin with mixer tap, shower cubicle, spotlights, extractor, part tiled walls, heated towel rail and vinyl flooring.

#### **Bedroom Two**

10' 6" x 8' 6" ( 3.20m x 2.59m )  
Window to side, radiator and carpet.

#### **Bedroom Three**

8' 6" x 6' 10" ( 2.59m x 2.08m )  
Window to side, radiator and carpet.

#### **Family Bathroom**

Frosted window to front, fitted with a suite comprising a panelled bath with shower and screen, pedestal hand wash basin with mixer tap, low level wc, spotlights, extractor, heated towel rail and vinyl flooring.

#### **Outside Rear Garden**

Fence and wall enclosed with side access gate, patio and lawn areas and timber shed.

#### **Parking**

Two off street parking spaces to side.



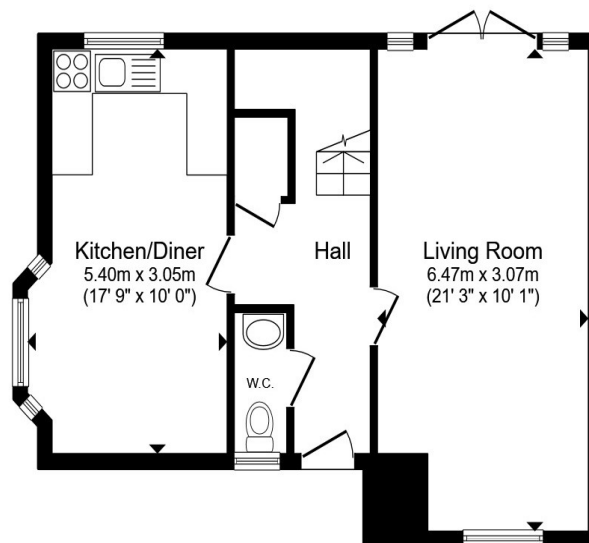
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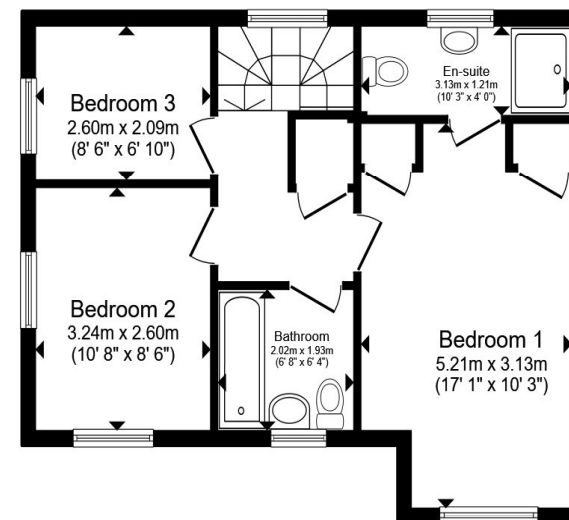
- Three-bedroom detached home
- Two bathrooms including an en-suite
- Gas central heating throughout
- Spacious reception room
- Contemporary kitchen-diner ideal for entertaining

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of  
**£300,000**



Ground Floor



First Floor

Total floor area 93.4 m<sup>2</sup> (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SMK105218 - 0009

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