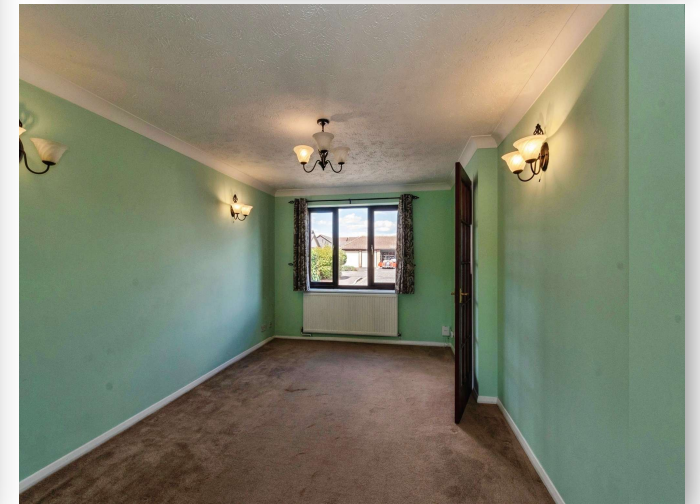




Pyes Meadow, Elmswell, Bury St. Edmunds, IP30 9UF

welcome to

Pyes Meadow, Elmswell, Bury St. Edmunds

Take a look at this spacious & well-presented three-bedroom family house situated in the popular village of Elmswell. This property is being offered chain free & boasts front & rear garden, driveway with space for two cars & master bedroom with built-in wardrobe. Call to view now!

Elmswell

Elmswell is a charming village located in the county of Suffolk, England, known for its rural beauty and community spirit. Situated amidst the picturesque Suffolk countryside, Elmswell offers a tranquil escape from the hustle and bustle of urban life.

The village of Elmswell is characterised by its quaint cottages, historic buildings, and scenic landscapes, providing residents with a peaceful and idyllic setting to call home. The village center features a mix of local shops, traditional pubs, and community facilities, fostering a close-knit and welcoming atmosphere.

Elmswell boasts a rich history, with historical sites and landmarks that offer a glimpse into the village's past. Residents and visitors can explore the surrounding countryside, with walking trails and green spaces that showcase the natural beauty of Suffolk.

Despite its rural setting, Elmswell is well-connected to nearby towns and cities, providing residents with easy access to a range of amenities and services. The village's location offers a perfect balance of countryside living and convenience, making it an attractive destination for those seeking a peaceful and picturesque lifestyle.

Accommodation

Entrance Hall

Part glazed front door, stairs to first floor, coved ceiling, radiator and carpeted flooring.

Living Room

Window to front, coved ceiling, wall lights, radiator and carpeted flooring.

Kitchen

Window and door to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for appliances, coved ceiling, under stairs cupboard, part tiled walls, radiator and vinyl flooring.

First Floor Landing

Access to loft, coved ceiling and airing cupboard.

Bedroom One

Window to rear, built-in wardrobes, coved ceiling, radiator and carpeted flooring.

Bedroom Two

Window to front, coved ceiling, radiator and carpeted flooring.

Bedroom Three

Window to front, coved ceiling, radiator and carpeted flooring.





Bathroom

Frosted window to side, fitted with a three-piece suite comprising a shower cubicle, pedestal hand wash basin with mixer tap and low level WC, coved ceiling, part tiled walls, heated towel rail and vinyl flooring.

Outside Rear Garden

Fence enclosed with side access gate, patio and lawn areas, timber shed, outside light and tap.

Front Garden

Lawn area, path to front door, driveway to side with space for two cars.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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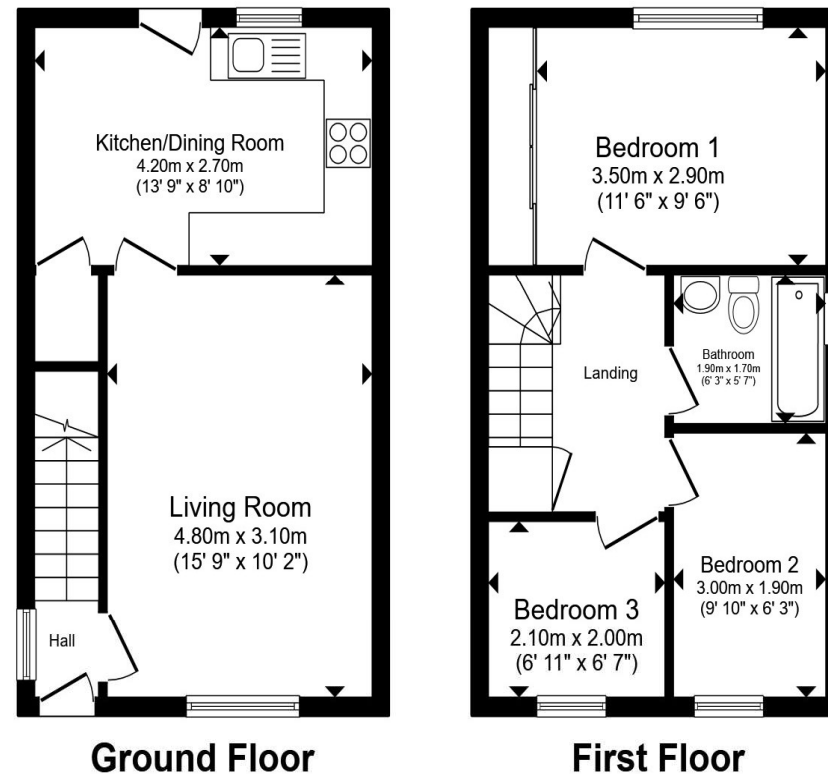
Pyes Meadow, Elmswell, Bury St. Edmunds

- Semi-Detached Home
- Three Bedrooms
- Front & Rear Garden
- Driveway with Space for 2 Cars
- Master Bedroom with Built-In Wardrobe

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

offers in excess of

£240,000



Total floor area 63.8 m² (687 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



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Property Ref:
SMK101935 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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