

oakheart



£415,000

Guide Price

Loch Rannoch Close, Elmswell



**** Guide Price £415,000 - £435,000 **** Located in the popular Suffolk village of Elmswell, this extended four-bedroom detached family home offers a perfect blend of space, comfort, and convenience. Elmswell is a well-connected and thriving community, benefitting from a range of local amenities including a variety of shops, and a train station providing direct links to Bury St Edmunds and Ipswich. Surrounded by countryside, the village provides a peaceful rural setting with the convenience of remaining within easy reach of larger towns and the A14 for commuters.

The ground floor of the property is thoughtfully arranged to suit modern family living. The extended lounge/diner offers a comfortable space for

relaxation and entertaining, with the added benefit of French doors opening onto the rear garden—an inviting, private outdoor space ideal for children, pets, and al fresco dining. This versatile property currently has a home office ideal for remote working, plus a study/playroom. However one of these rooms could easily be used as a Dining Room if preferred. At the heart of the home is a spacious, well-appointed kitchen providing generous storage and ample workspace, ideal for aspiring chefs and home cooks alike. There is also a convenient ground floor cloakroom too.

Upstairs, the property features four bedrooms, offering flexibility for growing families. The master bedroom benefits from built-in wardrobes and a modern

en-suite shower room, providing a comfortable and private retreat. The remaining three bedrooms are all served by a family bathroom with contemporary fittings.

Externally, the property includes a garage and off-road parking for two vehicles, adding further practicality to this family home. In summary, this extended detached property in Elmswell is a superb family home offering spacious and versatile accommodation, a sunny garden, and an excellent location within a vibrant Suffolk village.











Approximate total area⁽¹⁾

140.9 m²1519 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	83
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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