

oakheart



£325,000

Guide Price
Rose Lane, Elmswell

*** Guide Price £325,000-£350,000 ***

Nestled in the popular village of Elmswell, this two bedroom semi detached period home offers the perfect blend of character and modern living. Elmswell is a Suffolk village boasting excellent amenities and includes its own railway station which provides direct links to Ipswich and Cambridge, while the A14 offers convenient access to Bury St Edmunds and beyond.

The property is accessed via an entrance porch which provides a practical space for coats and shoes. The porch leads into a characterful sitting room featuring beautiful oak flooring and oak beams that showcase the property's

period charm. The sitting room opens into the stunning kitchen/breakfast room, where oak herringbone flooring provides a stylish backdrop to the bespoke handmade fitted kitchen, complete with a centre island incorporating a breakfast bar and feature lighting. The kitchen extends seamlessly into a dining area where roof lights flood the space with natural light, and French doors open onto the garden. A handy utility room provides additional storage plus space for a washing machine - keeping everything neatly out of sight. From the utility room, there is access to the ground floor bathroom, which comprises a modern white suite.

To the first floor, the principal bedroom is positioned at the front of the

property and includes a built in wardrobe, while the second bedroom enjoys a peaceful rear aspect. A convenient first floor cloakroom completes the first floor accommodation.

Externally, the rear garden is mainly laid to lawn with a generous patio area, perfect for al fresco dining, plus an outbuilding offering excellent storage potential. To the front, a substantial driveway provides parking for approximately four to five vehicles.

In our opinion, this property must be viewed internally to fully appreciate the quality of finish, and the seamless blend of period character with modern design.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

68.26 m²
734.78 ft²

Main building total

92.3 m²
993.48 ft²

Building 2 total

14.53 m²
156.4 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

C

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>		
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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