

oakheart



£300,000

Guide Price

Hawk End Lane, Elmswell

\*\* Guide Price £300,000 - £325,000 \*\*

Situated close to the heart of the well served village of Elmswell, this two bedroom link-detached bungalow enjoys a highly convenient position within easy walking distance of the train station, Co-op, coffee shop and a range of other amenities. The property offers the perfect balance of village living with excellent connectivity, making it an ideal choice for a variety of buyers.

As you approach the property, you are welcomed by a driveway providing ample off road parking. The driveway leads to the covered side entrance of the bungalow, creating a practical and private approach to the home. Upon entering, you step into a central hallway which provides access to all rooms, enhancing the easy and accessible

layout.

To the rear of the property is the bright and airy lounge/diner, a comfortable living space featuring windows to the side and rear that allow for plenty of natural light. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Positioned just in front of the lounge/diner is the kitchen, which benefits from a side facing window and is fitted with a range of wall and base units, offering ample worktop space for food preparation and storage.

Both bedrooms are located at the front of the property. The principal bedroom is a generous double room, while the second bedroom offers flexibility as a guest room, home office or additional bedroom space. The bathroom is also accessed from the

hallway and features a side window, bath, wash basin and WC.

Externally, the property impresses with a driveway providing parking for three to four vehicles and provides access to the garage. The enclosed rear garden is a pleasant, manageable size, featuring a lawn, patio area and side access.

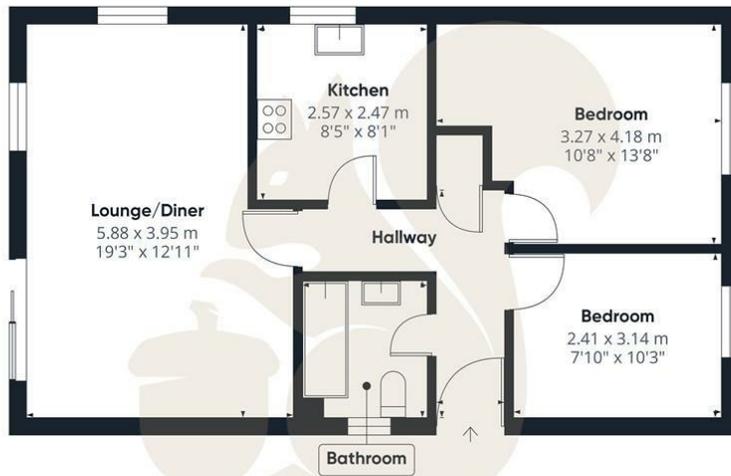
Offering a practical layout, ample parking, garage and a popular village location close to amenities and transport links, this bungalow is ideal for convenient, well-connected living.



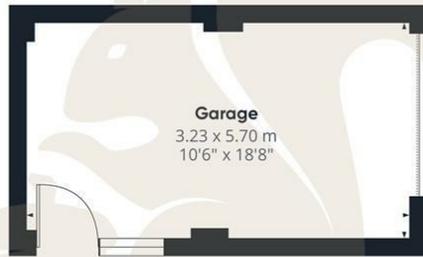








Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
76.5 m<sup>2</sup>  
823 ft<sup>2</sup>

(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:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

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