

oakheart

£270,000

Offers In Excess Of  
Hall Lane, Elmswell



Located in the well-served village of Elmswell in Suffolk, this spacious three bedroom end terrace home offers modern, well-balanced accommodation ideal for families, professionals or those looking to step onto the property ladder. The property is positioned within easy reach of local amenities, and the village train station, which provides direct links to Bury St Edmunds, Ipswich and Cambridge, making it a convenient location for commuters.

The ground floor begins with a welcoming entrance hall, setting the tone for the rest of the home. A door leads into the bright and comfortable lounge positioned at the front of the house, offering a relaxing living space with a good amount of natural light. From the lounge, a doorway leads through to the

kitchen/diner, located at the rear of the property. This open-plan area is perfect for both everyday family living and entertaining, and includes a useful built-in cupboard for storage. French doors open directly from the dining area onto the rear garden, seamlessly connecting the indoor and outdoor spaces. Also accessible from the kitchen/diner is a ground floor cloakroom, offering added practicality.

On the first floor, the property offers three well-proportioned bedrooms. The master bedroom features its own ensuite shower room, providing privacy and convenience. The remaining bedrooms (one is currently used as a dressing room) are served by a modern family bathroom, making the home

well-equipped for family life or visiting guests.

Externally, the property benefits from a well-presented, enclosed rear garden that offers a private and secure outdoor space for relaxing or entertaining. To the side of the house, a private driveway provides off-road parking for two vehicles in tandem, making this home as practical as it is attractive. Viewing is highly recommended to fully appreciate everything this property has to offer.



















Approximate total area<sup>(1)</sup>

74.5 m<sup>2</sup>  
802 ft<sup>2</sup>



### Floor 1

(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.

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