



Farthing Land, Elmswell, Bury St. Edmunds, IP30 9YH

welcome to

Farthing Land, Elmswell, Bury St. Edmunds

A well-presented modern three-bedroom detached house, located in the sought-after Elmswell village with its excellent range of shopping and transport facilities. Offered for sale chain free and with an NHBC guarantee remaining, this property should not be missed.



Accommodation

Entrance Hall

The property is entered through a part glazed front door with stairs to first floor, understairs cupboard, radiator and vinyl flooring.

Downstairs Cloakroom

Frosted window to front, pedestal hand wash basin with mixer tap and splash back, low level wc, extractor, radiator and vinyl flooring.

Living Room

21' 3" max x 10' 1" max (6.48m max x 3.07m max)

Window to front, windows and French doors to rear, tv point, two radiators and carpet.

Kitchen/Diner

17' 9" max x 10' 2" max (5.41m max x 3.10m max)

Windows to front and side with fitted shutters, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and extractor, integrated fridge freezer, dishwasher, washing machine, radiator and vinyl flooring.

First Floor Landing

Window to rear, access to loft, built in cupboard and carpet.

Bedroom One

16' 10" max x 10' 2" max (5.13m max x 3.10m max)

Window to front, two built in wardrobes, radiator, tv point and carpet.

En-Suite

Frosted window to rear, fitted with a low level wc, pedestal hand wash basin with mixer tap, shower cubicle, spotlights, extractor, part tiled walls, heated towel rail and vinyl flooring.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Window to side, radiator and carpet.

Bedroom Three

8' 6" x 6' 10" (2.59m x 2.08m)

Window to side, radiator and carpet.

Family Bathroom

Frosted window to front, fitted with a suite comprising a panelled bath with shower and screen, pedestal hand wash basin with mixer tap, low level wc, spotlights, extractor, heated towel rail and vinyl flooring.

Outside

Rear Garden

Fence and wall enclosed with side access gate, patio and lawn areas and timber shed.

Parking

Two off street parking spaces to side.

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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welcome to

Farthing Land, Elmswell, Bury St. Edmunds

- Three-bedroom detached home
- Two bathrooms including an en-suite
- Gas central heating throughout
- Spacious reception room
- Contemporary kitchen-diner ideal for entertaining

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMK105218 - 0011

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.

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