



## GLEBE CRESCENT, ELMSWELL

IP30 9GR

£240,000  
FREEHOLD

Offered for sale chain free, this beautifully presented two-bedroom home provides an excellent opportunity to take your first step onto the property ladder. Tucked away in a quiet cul-de-sac within the popular village of Elmswell, the home offers immaculate, comfortable and practical living throughout. The ground floor features a welcoming entrance hall, convenient cloakroom and a very stylish kitchen/dining room ideal for everyday living. The pleasant sitting room enjoys views over the rear garden, with patio doors leading outside. Upstairs you'll find two generous double bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with allocated parking. A superb option for buyers seeking an affordable and well-located home

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# GLEBE CRESCENT

- Chain Free- Beautifully Presented Two Bedroom Home
- Stylish Kitchen/Dining Room
- Two Double Bedrooms
- Gas Fired Central Heating
- Driveway Parking For One Vehicle
- Well Presented Sitting Room
- Within Walking Distance To Local Amenities & Transport Links
- Ground Floor Cloakroom & Stylish Family Bathroom
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to first floor. Radiator.

## Cloakroom

Stylish suite with WC and a wash basin. Radiator.

## Sitting Room

Well-proportioned room with French doors to rear and window to rear enjoying plenty of natural light. Radiator.

## Kitchen/Dining Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include dishwasher, full fridge freezer, electric oven with induction hob and extractor hood over. Cupboard housing a combi boiler and window to front. Opening to the dining area and radiator.

## Landing

Built in storage cupboard and loft access.

## Bedroom 1

Double room with built in double wardrobe. Window to rear and radiator.

## Bedroom 2

Double room with two windows to the front. Radiator.

## Bathroom

Contemporary suite with WC and wash basin. Fully tiled with shower head over a bath and shower screen. Heated towel rail.

## Outside

### Front Garden

Block paved driveway for parking.

### Rear Garden

Fully enclosed rear garden with patio seating area and pathway to gated rear access. The remainder of the garden is laid to lawn.

## Agent's Note

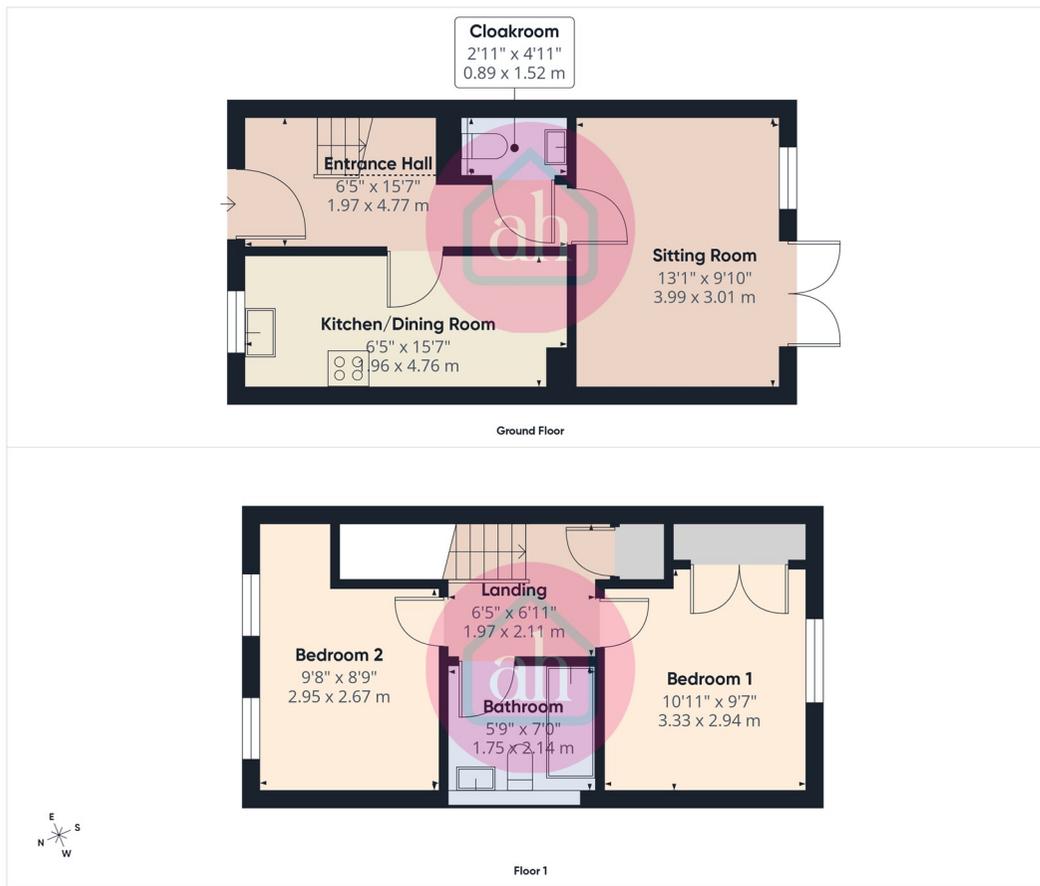
Service charges are £299 per year and is reviewed annually

## Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

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Approximate total area<sup>(1)</sup>  
623 ft<sup>2</sup>  
57.9 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: B**

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 and potential buyers/tenants are advised to recheck the measurements

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