



NEW BRECK ROAD, ELMSWELL IP30 9YN

OIEO £325,000
FREEHOLD

Located in the highly sought-after village of Elmswell, this well presented three-bedroom detached home offers welcoming and spacious living space. The ground floor boasts a generous sized sitting room that overlooks the garden a stylish kitchen, dining area and a convenient downstairs cloakroom. Upstairs, you will find three good sized bedrooms, including a master with an en-suite and a contemporary family bathroom. Outside, the property features a good sized garden with patio seating areas to enjoy outside entertaining and a driveway offering ample off-road parking. This exceptional family home combines elegant living with practicality, situated close to excellent local amenities and easy access to transport links. An opportunity not to be missed!

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NEW BRECK ROAD

- Well Presented Detached Three Bedroom Home
- Master Bedroom With En-Suite
- Spacious Sitting Room
- Gas Fired Central Heating
- Stylish Kitchen/ Dining Room
- Driveway Offering Off Road Parking
- Two Further Good Sized Bedrooms
- Ground Floor Cloakroom
- Generous Sized Rear Garden
- Step Inside Today With Our 360 virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to first floor. Feature wall panelling and radiator.

Cloakroom

WC and wash basin. Window to front and radiator.

Kitchen/Dining Room

Stylish kitchen with matching wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer and space for a dishwasher. Integrated appliances include a fridge freezer, washing machine and a built-in electric oven with gas hob and extractor hood over. Opening to the dining area, with space for a dining table and feature wall panelling. Window to front and radiator.

Sitting Room

Well-proportioned room with French doors opening to the garden. A window to rear and under stairs cupboard. Radiator.

Landing

Loft access.

Bedroom 1

Double bedroom with built in wardrobes. Window to rear and radiator.

En-Suite

Contemporary suite with WC and wash basin. Fully tiled shower cubicle and heated towel rail.

Bedroom 2

Window to front and radiator.

Bedroom 3

Window to rear and radiator.

Bathroom

Modern suite with WC and wash basin. Bath with mixer taps and handheld attachment. Window to front and heated towel rail.

Front Garden

Pathway to front door with a small lawn area. A driveway to the side for off road parking and electric car charger.

Rear Garden

Fully enclosed rear garden with a generous sized patio seating area and a second seating patio area ideal for al fresco dining. The remainder of the garden is laid mainly to lawn with a side gated access to the front.

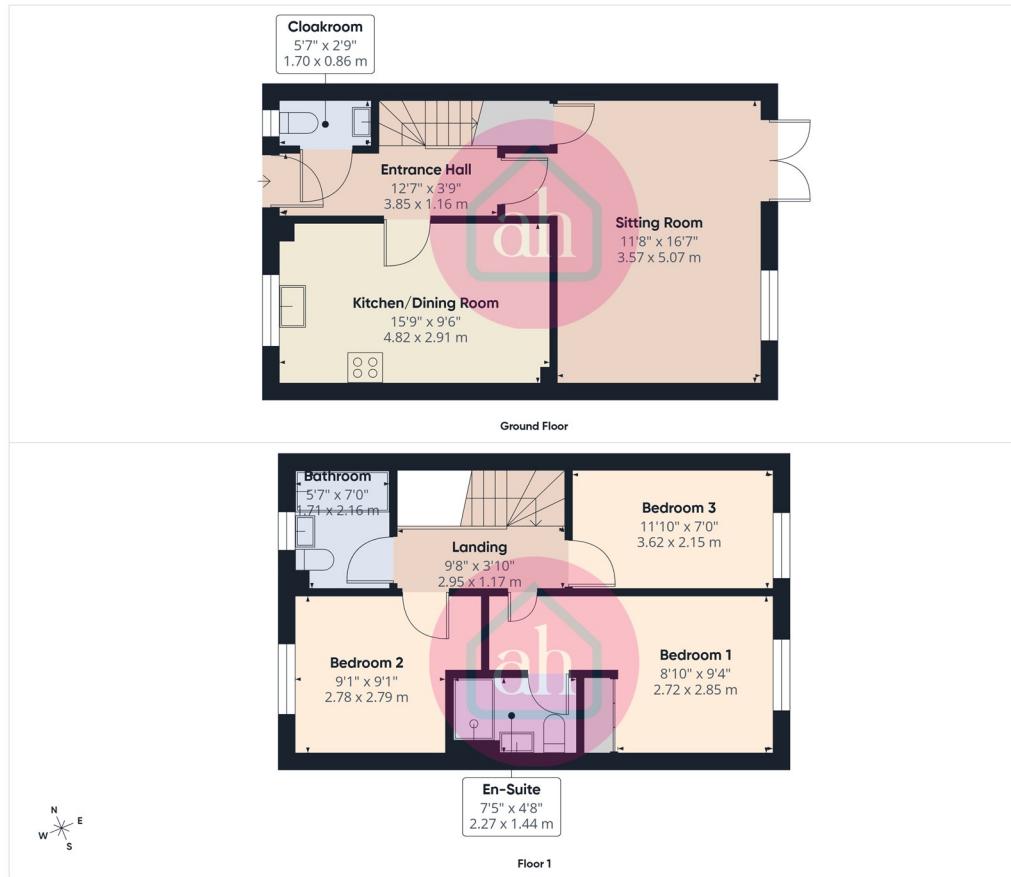
Agent's Note

The yearly estate charge is approximately £274.49 reviewed annually



NEW BRECK ROAD





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Approximate total area⁽¹⁾
870 ft²
80.8 m²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		83
(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: C**

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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