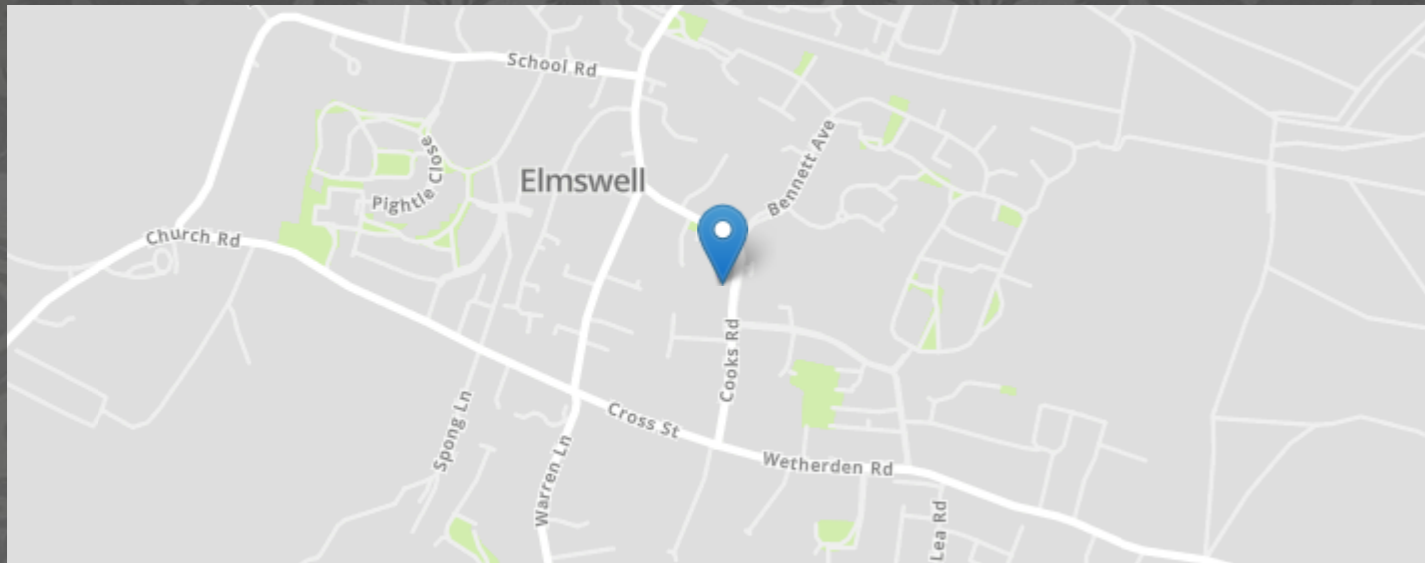


Cooks Road, Elmswell, Bury St Edmunds



- ROUGHLY 100FT GARDEN
- THREE BEDROOM PROPERTY
- SPACIOUS LOUNGE
- DOUBLE GLAZING
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM
- UTILITIES ROOM
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES & BUS ROUTES

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cooks Road, Elmswell, Bury St Edmunds

THREE BEDROOM PROPERTY WITH ROUGHLY 100FT GARDEN. This property is priced to sell, early viewing highly recommended. With its generously sized lounge and main bedrooms this property boasts spacious living. The 100 ft garden ensures sun throughout the day and with convenient utility room, ground floor shower room and plenty of off street parking there isn't much that this property doesn't offer. Located in the sought after Elmswell area, it is close to local amenities and bus routes.

£240,000 Offers in Excess of

Cooks Road, Elmswell, Bury St Edmunds

Front Garden

Four car gravel driveway with flowerbeds against the fence.

Hallway

Plastered ceiling, overhead lighting, radiator, carpeted stairs leading to first floor and wood effect flooring.

Lounge

4.21m x 3.69m (13' 10" x 12' 1")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

Kitchen/Diner

3.47m x 2.67m (11' 5" x 8' 9")
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, black splashback tiling, radiator and tiled flooring. Kitchen consists of a range of base and eye level units, integrated sink drainer, electric oven, electric stove extraction unit and space for a fridge freezer.

Utility Room

4.11m x 1.66m (13' 6" x 5' 5")
Plastered ceiling, overhead lighting, side aspect UPVC double glazed obscured back door, radiator and tiled flooring. Space for a chest freezer, washing machine and tumble dryer.

Ground Floor Shower Room

1.76m x 1.66m (5' 9" x 5' 5")
Three piece shower room with skimmed ceiling, overhead lighting, extraction fan, heated towel rack and tiled flooring.

Landing

Plastered ceiling, overhead lighting, loft access hatch, airing cupboard housing boiler and carpeted flooring.

Bedroom one

3.77m x 3.42m (12' 4" x 11' 3")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, built in cupboard, wooden flooring.

Bedroom two

3.41m x 2.65m (11' 2" x 8' 8")
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator, built in cupboard and wooden flooring.

Bedroom three

2.82m x 2.04m (9' 3" x 6' 8")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, built in cupboard and wooden flooring.

First Floor Bathroom

2.00m x 1.73m (6' 7" x 5' 8")
Three piece family bathroom with plastered ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, heated towel rack, under sink storage and tiled flooring.

Rear Garden

Roughly 100ft east facing rear garden split into two sections: garden area with gravel path on the left, with the rest laid to lawn; and the vegetable patch at the end of the garden. Three sheds to remain.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 will be no delay in agreeing the sale.

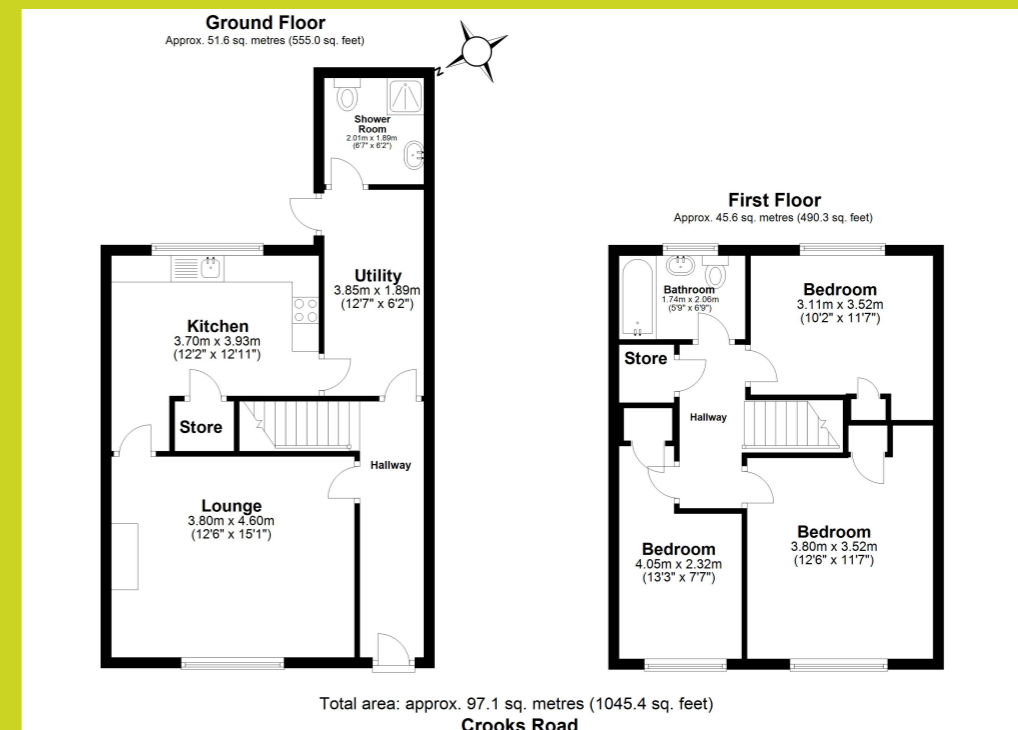
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School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band b.



The above floor plans are not to scale and are shown for indication purposes only.

