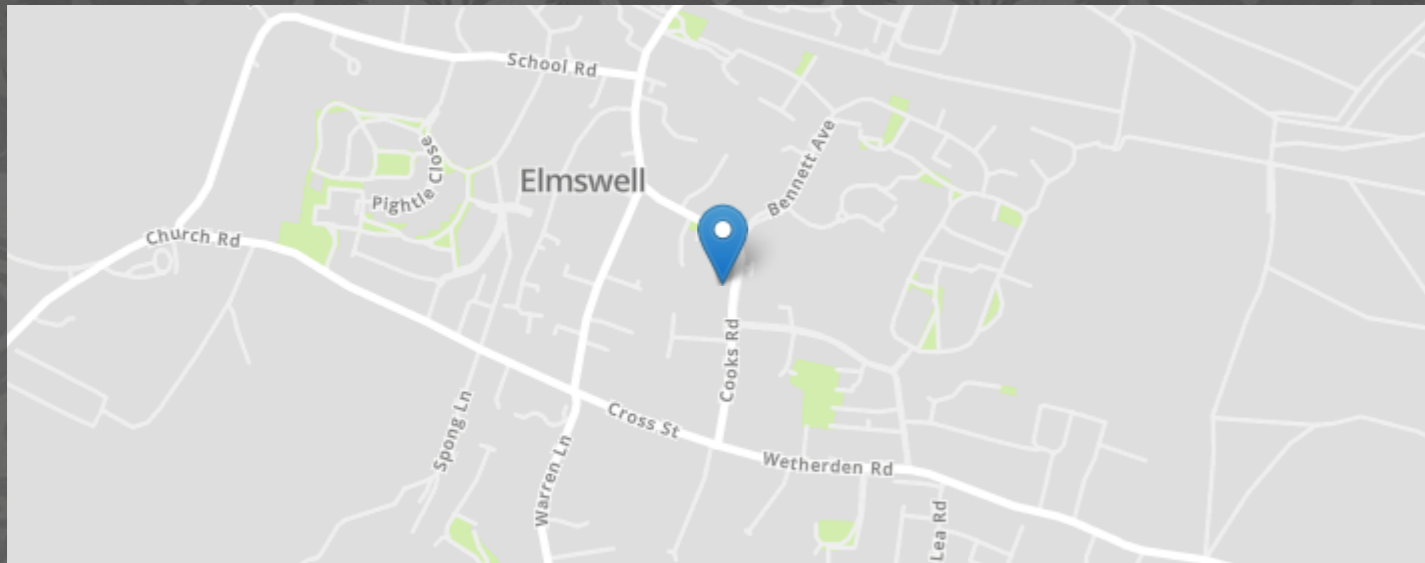


Cooks Road, Elmswell, Bury St Edmunds



- 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

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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 engineered oak flooring.

Lounge

4.21m x 3.69m (13' 10" x 12' 1")

Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and engineered oak 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

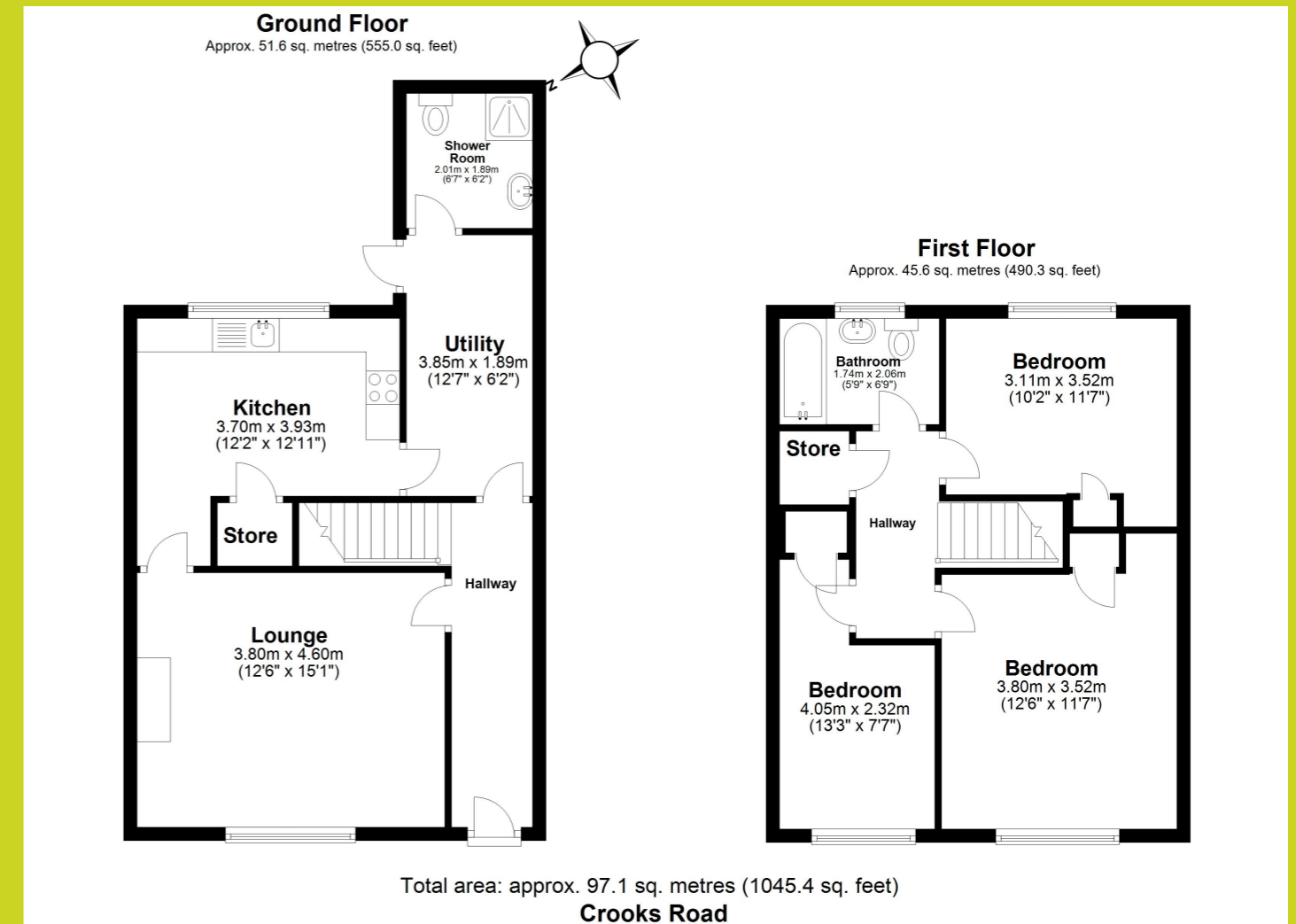
Plastered ceiling, overhead lighting, loft access hatch, airing cupboard housing boiler and carpeted flooring.

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.

Cooks Road, Elmswell, Bury St Edmunds



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

