

# BUCKS

PROPERTY AGENTS



4 Selion Way, Elmswell, Bury St. Edmunds, IP30 9YA

Offers Over £290,000

- Three Bedrooms
- Kitchen/Diner
- En-Suite To Master Bedroom
- Combi Boiler
- Village Location
- Semi-Detached House
- Cloakroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- Vacant Possession and No Upward Chain

# 4 Selion Way, Bury St. Edmunds IP30 9YA

Located in the charming village of Elmswell, Bury St. Edmunds, this delightful semi-detached house on Selion Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen/diner, which provides an inviting area for both cooking and entertaining. The layout allows for a seamless flow into the sitting room, where French doors open out to the rear garden, creating a lovely connection between indoor and outdoor spaces. This feature is perfect for enjoying warm summer evenings or hosting gatherings with friends and family. The property boasts a total of two bathrooms, ensuring convenience for all occupants. Additionally, the presence of a combi boiler guarantees efficient heating and hot water throughout the year. For those with vehicles, the property offers off-road parking for two vehicles, a valuable asset in this desirable location. The property benefits from vacant possession and no upward chain.

Elmswell is a thriving community offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor, making it an ideal place to call home. This semi-detached house on Selion Way presents a wonderful opportunity for anyone looking to settle in a peaceful yet well-connected area. Don't miss your chance to view this lovely property and envision your future here.



Council Tax Band: C



### Entrance Hall

14'1" x 3'7"

With stairs leading to first floor, Amtico floor and radiator.

### Sitting Room

19'0" x 12'1"

With two full length windows to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, understairs cupboard and two radiators.

### Kitchen/Diner

18'0" x 9'10"

With windows front and side, high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor fan, eye level electric oven, integrated fridge freezer, plumbing for washing machine, plumbing for dishwasher and radiator.

### Cloakroom

4'11" x 2'7"

With low level W/C, basin, tiled splashbacks, Amtico floor and radiator.

### First Floor Landing

10'5" x 6'2"

With shelved airing cupboard housing Combi boiler and loft access.

### Bedroom One

13'1" x 10'5"

With window to front, built-in wardrobe with sliding doors and radiator.

### En-Suite

7'2" x 3'11"

With double shower cubicle, low level W/C, basin, shaver point, tiled splashbacks, Amtico floor and heated towel rail.

### Bedroom Two

10'5" x 9'10"

With window to rear, built-in double wardrobe with glass sliding doors and radiator.

### Bedroom Three

9'6" x 6'2"

With window to rear and radiator.

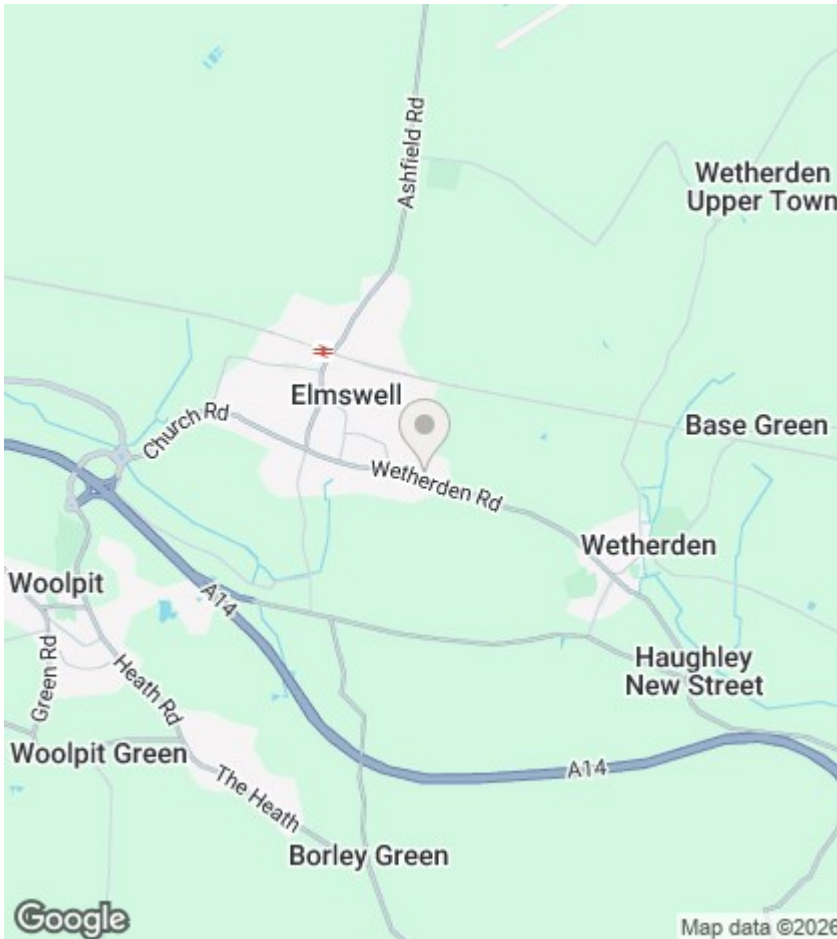
### Bathroom

6'2" x 5'2"

With window to front, bath with mixer tap and shower attachment, low level W/C, basin, shaver point, Amtico floor and heated towel rail.

### Outside

To the front of the property are paving stones leading to the front door with lawn and shrubs with the addition of off road parking for two vehicles to the side of the property. To the rear of the property is a rear garden comprising of paving stone area ideal for outside entertaining, lawn with shrub borders, shed and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Turn right onto Selion Way Destination will be on the left Arrive: Bury Saint Edmunds IP30 9YA, UK

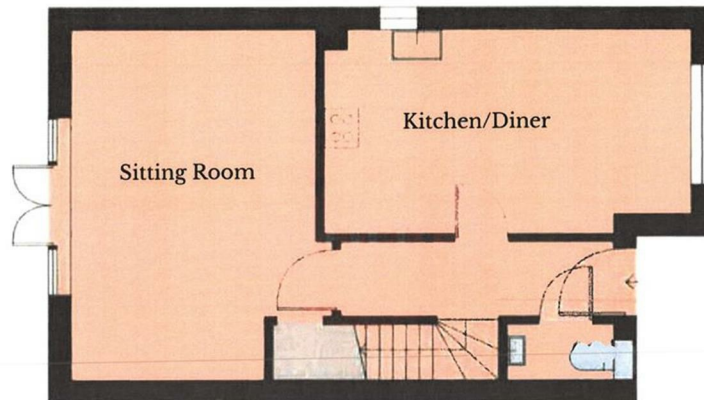
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

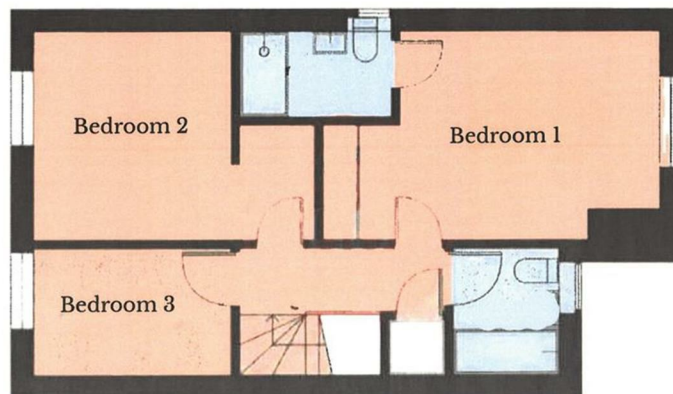
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor