

# BUCKS

PROPERTY AGENTS



8 New Breck Road, Elmswell, Suffolk, IP30 9YN

Offers In The Region Of £325,000

- Three Bedrooms
- Cloakroom
- Kitchen/Diner
- Off Road Parking For Two Vehicles
- Detached House
- En-Suite to Master Bedroom
- Gas Radiator Central Heating
- Village Location



# 8 New Breck Road, Elmswell IP30 9YN

Nestled in the charming village of Elmswell, this delightful detached house on the market for offers in the region of £325,000 - £350,000 on New Breck Road 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 the spacious kitchen/diner, which provides an inviting area for both cooking and entertaining. The open layout allows for a seamless flow between the kitchen and dining space, making it perfect for family gatherings or hosting friends. The property also boasts a comfortable reception room, providing a cosy retreat for relaxation. With two bathrooms, including the en-suite, morning routines will be a breeze, ensuring convenience for all residents. The house is equipped with a modern combi boiler, ensuring efficient heating and hot water throughout the year. Outside, the property features off-road parking for two vehicles, a valuable asset in a village location.

The peaceful surroundings of Elmswell, offer a sense of community and tranquillity, while still being within easy reach of 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. This home presents an excellent opportunity for those looking to settle in a picturesque village setting, combining modern comforts with a welcoming atmosphere. Don't miss the chance to make this lovely house your new home.



Council Tax Band: D



### Entrance Hall

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

### Sitting Room

With bay window to side and window to front filling the room with natural light, TV point and radiator.

### Kitchen/Diner

With windows to front and rear and French doors leading to rear garden ideal for indoor/outdoor entertaining, range of modern high gloss high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, integrated fridge freezer and washing machine, dishwasher, cupboard housing Combi boiler and radiator.

### Cloakroom

With low level W/C, pedestal basin, LVT floor and radiator.

### First Floor Landing

With built-in cupboard, loft access and radiator.

### Bedroom One

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

### En-Suite

With window to front, double shower cubicle, low level W/C, pedestal basin, LVT floor and heated towel rail.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With window to front and radiator.

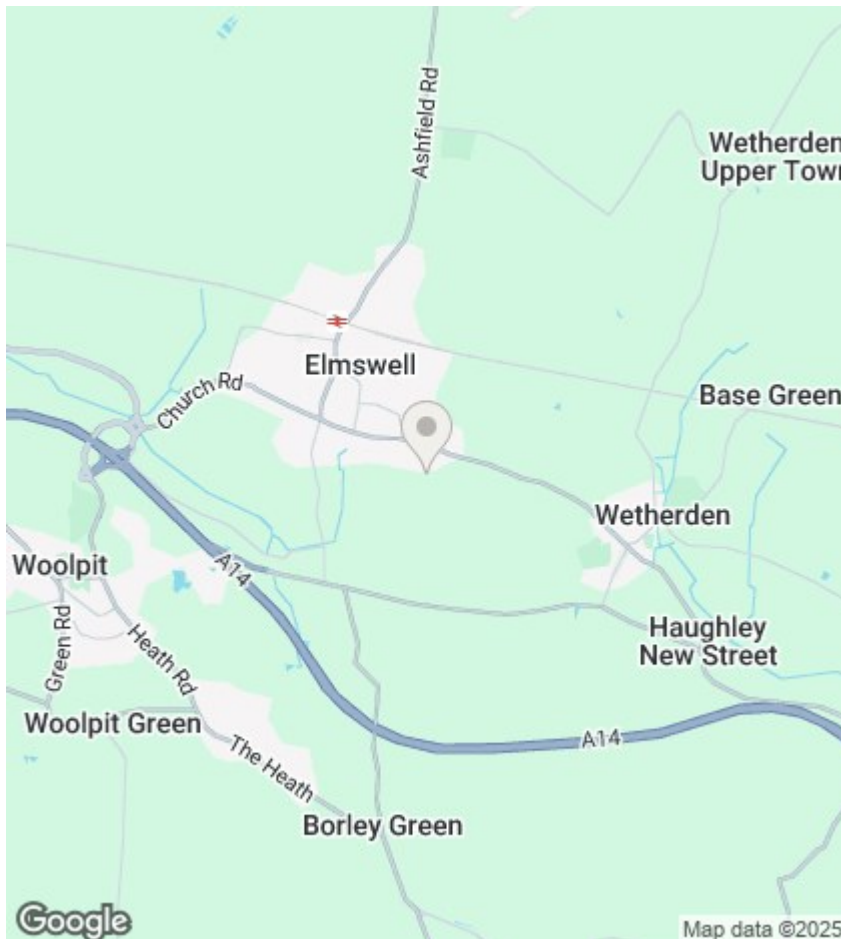
### Bathroom

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

### Outside

To the front of the property is a pathway leading to the front door with shrub borders. To the rear of the property is a rear garden comprising of patio area with pergola ideal for outdoor entertaining, lawn, shrub borders, gravel area 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 left onto Procession Way Turn right onto New Breck Rd Destination will be on the right Arrive: Bury Saint Edmunds IP30 9YN, 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>95</b>
(81-91) <b>B</b>	<b>83</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		
England & Wales		EU Directive 2002/91/EC

