



THE
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12 Furlong Close, Elmswell

Part Buy, Part Rent £112,000

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12a Furlong Close

Elmswell, Bury St. Edmunds

- 35% Shared ownership up to 100% available
- Take your first step on the property ladder
- Attractively presented modern detached house
- Gas central heating, uPVC sealed unit glazing
- Hall, cloakroom, kitchen/breakfast room
- Spacious living/dining room
- 3 Good sized bedrooms, en-suite and bathroom
- Enclosed gardens and driveway providing ample parking

35% Shared Ownership * (see Agents Notes)

Built towards the end of 2019, this well-presented modern detached house occupies a pleasant cul-de-sac position within the popular and exceptionally well-served village of Elmswell.

The property is also available to purchase outright at a price of £315,000. The property offers an excellent opportunity for a growing family and includes a fitted kitchen/breakfast room, spacious living/dining room and three bedrooms, with the principal bedroom enjoying an en suite shower room. Further benefits include gas-fired central heating and uPVC double glazing.

Outside, the house enjoys surprisingly generous gardens for a modern property, together with a driveway providing parking for several vehicles. A lovely home in a highly convenient village setting, early viewing is strongly recommended.



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Entrance Hall

With a staircase to the first floor and cloakroom.

Cloakroom

Kitchen/Breakfast Room

14' 10" x 10' 3" (4.51m x 3.12m)

A spacious room with a range of fitted cupboards and worktop surfaces. Built-in oven, hob, cooker hood and washing machine. Ample appliance space and room for a dining table.

Living/Dining Room

17' 9" x 12' 3" (5.41m x 3.73m)

A very comfortable living space filled with natural light. With a storage cupboard and French doors to the garden.

Bedroom 1

10' 3" x 9' 11" (3.13m x 3.02m)

With a large door recess/entrance providing additional space. En-suite shower room.

En-Suite shower room

A smart en-suite shower with a white suite and heated towel rail.

Bedroom 2

10' 4" x 9' 11" (3.15m x 3.02m)

Another comfortable double bedroom.

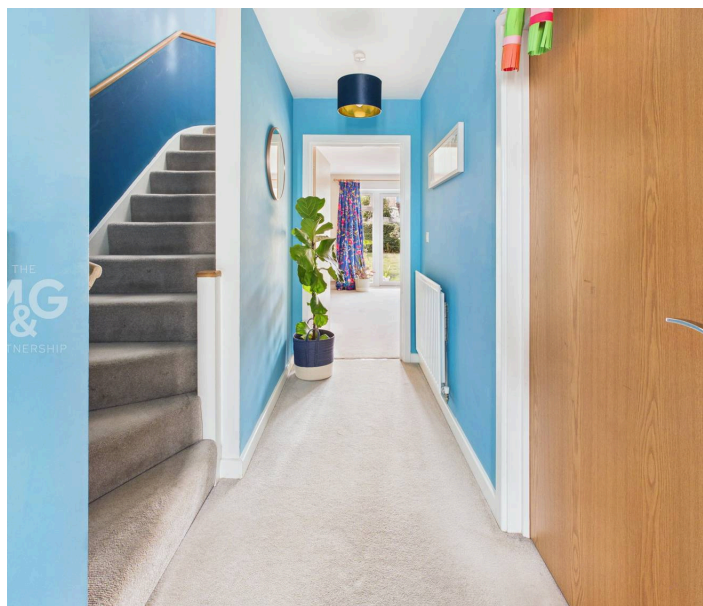
Bedroom 3

9' 9" x 7' 1" (2.98m x 2.16m)

A good sized single bedroom.

Family Bathroom

A modern bathroom with which suite including a shower over the bath.



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Outside

To the front of the property are small open plan gardens laid to lawn. A driveway to the side of the house provides parking for at least 2 cars. The rear gardens are of a very good size for a relatively new home, making it perfect for families. Laid extensively to lawn, the gardens include a useful garden shed.

Agents Note

Services - All main services are connected Energy performance rating - B Council Tax - Band D - Mid Suffolk Broadband - Ofcom states ultrafast is available Mobile - Ofcom states all providers are likely

Shared Ownership

The property has been part of a Shared Ownership Scheme through Eastlight Community Homes. The present vendors own a 35% share of the property (£112,000) and rent the other 65% at a monthly rent of £689.28.

Not everyone qualifies for this help onto the property ladder - buyers must have a joint income of less than £80,000 per annum and must not already own another property. To see if you qualify to buy through this shared ownership scheme visit

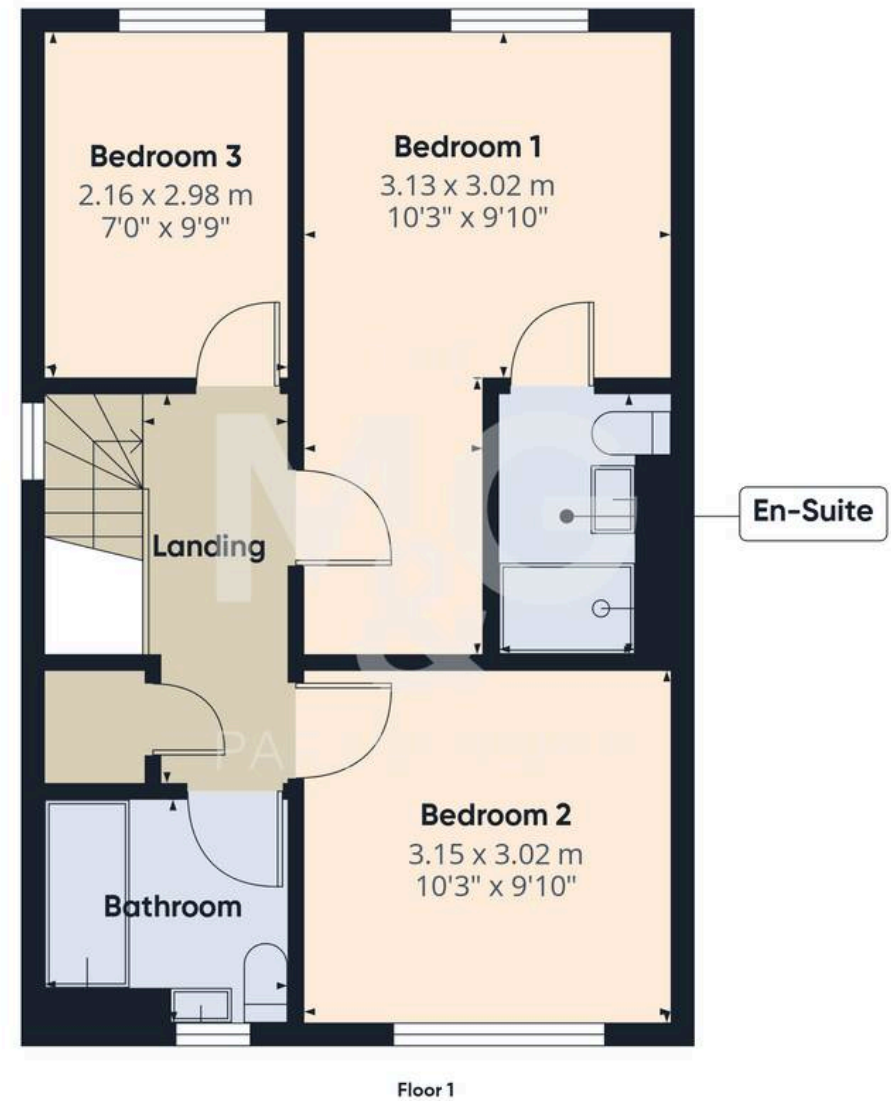
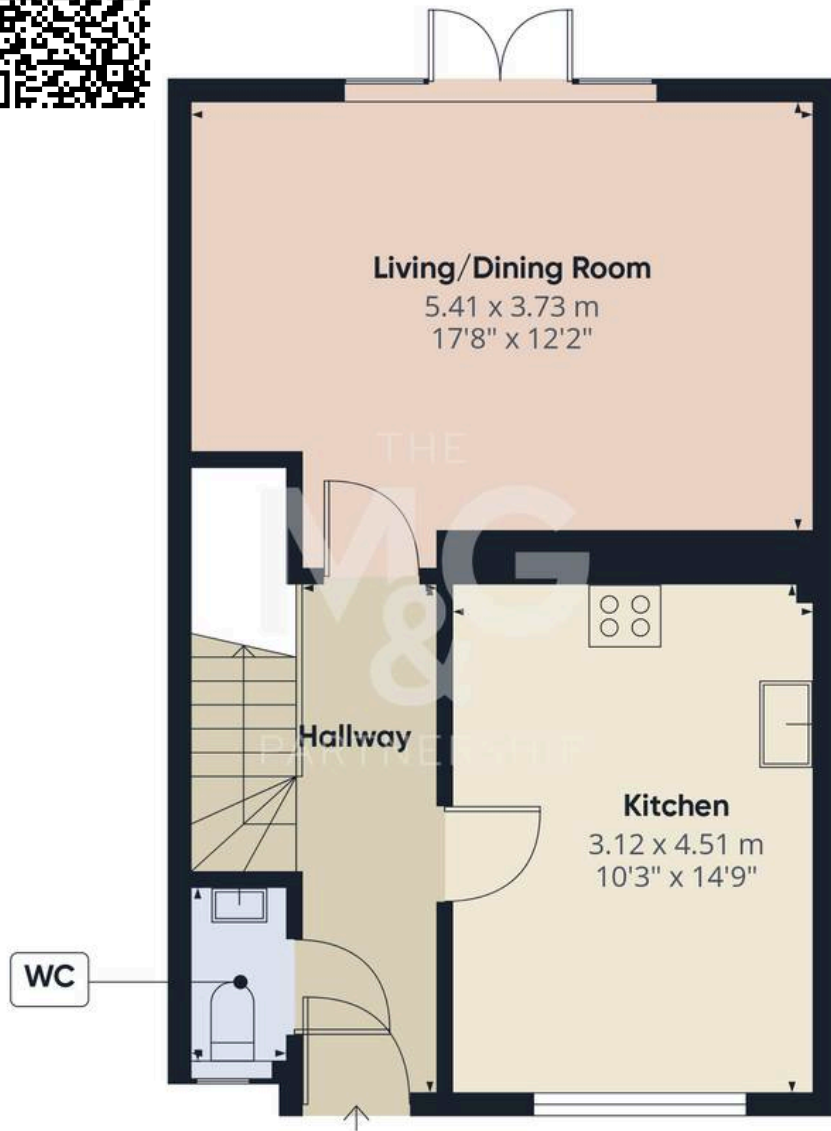
<https://www.eastlighthomes.co.uk/find-a-home/about-shared-ownership/>

Buyers are able to buy a percentage that suits them, while renting the other portion. As income allows they can then staircase their payments to the point they own 100% of the property.



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For more details about this property, or any of the many superb homes we currently have available, please get in touch.

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Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

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