7 Aspal Lane - Guide Price £254,000
Beck Row Suffolk IP28 8BH

"Consistently providing outstanding service to our clients"
Guide Price £254,000

The Property
A modern four bedroom detached house situated towards the outskirts of this expanding village, offered to the market with the benefit of no onward chain. The property benefits from four well proportioned bedrooms and carport.

Full Details
This modern detached family home occupies a pleasant position towards the outskirts of the village.

The ground floor accommodation comprises cloakroom/W.C., lounge, separate dining room, kitchen and utility room. Moving to the first floor, there are four well proportioned bedrooms with both family and ensuite bath/shower rooms.

Moving to the outside, the property has gardens to front and rear and a carport accessible from the rear of the property. The property benefits from UPVC double glazing and oil fired radiator heating. An early viewing is recommended.

The expanding village of Beck Row is situated conveniently for the market town of Mildenhall which has an extensive range of amenities and facilities for everyday needs.

In further detail the accommodation comprises:-

Part glazed door opening to:-

Entrance Hall
With doors to cloakroom/W.C. and inner hall.

Cloakroom/W.C.
With suite comprising low level W.C., wash basin with tiled splashback.

Features

- DETACHED HOUSE
- MODERN FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- PLEASANT POSITION ON THE OUTSKIRTS OF THE VILLAGE
- CARPORT WITH PARKING FOR TWO CARS
- FAMILY & ENSUITE BATH/ShOWER ROOMS AND CLOAKROOM/W.C.
- KITCHEN WITH SEPARATE UTILITY ROOM
- UPVC DOUBLE GLAZING
- OIL FIRED RADIATOR HEATING

Inner Hall
With stairs to first floor; doors to lounge and dining room.

Lounge
With radiator; UPVC windows to front and rear.

Dining Room
With radiator; UPVC double doors opening to rear garden and door to:-

Kitchen
With a fitted range of base units and drawers with work surfaces over to two sides; inset sink with mixer tap and tiled splashback; integrated underoven and hob with extractor above; integrated dishwasher; space for fridge/freezer; matching wall cupboards; UPVC window to front.
Utility Room
With work surfaces to two sides; inset sink; space for washing machine and dryer; UPVC window to rear; part glazed door to side.

First Floor Landing
With airing cupboard and doors to all rooms.

Bedroom One
With radiator; double wardrobe; UPVC window to front; door to ensuite shower room.

Ensuite Shower Room
With white suite comprising fully tiled shower cubicle; pedestal wash basin, low level W.C.; radiator; frosted UPVC window to rear.

Bedroom Two
With radiator; UPVC window to front.

Bedroom Three
With radiator; UPVC window to rear.

Bedroom Four
With radiator; UPVC window to rear.

Family Bathroom
With white suite comprising panel enclosed bath with shower fitting above, low level W.C., pedestal wash basin; tiled walls; radiator; frosted UPVC window to rear.

Outside
To the front of the property the front garden is laid to lawn with outdoor light and is enclosed by low level post and rail fencing. Gated access at the side of the property leads to the rear garden. The rear garden features paved patio area opening to mainly lawned garden with oil storage tank and personal door to carport. The open carport is accessed via a driveway at the rear of the property which is accessible from 'Heathlands'.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.
GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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