

50 Lamble Close - Asking Price £240,000

Beck Row IP28 8AF

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £240,000

The Property

Located in the popular village of Beck Row, this delightful three-bedroom home on Lamble Close offers a great balance of comfort and practicality.

Upon entering, you are welcomed by a spacious reception room, creating a warm and inviting setting ideal for both everyday living and entertaining. The property features three well-proportioned double bedrooms, providing ample space for families or guests. An integral garage along with a separate utility area adds valuable convenience to the home.

The property has been freshly decorated throughout and benefits from new flooring in the W/C and shower room, along with a new carpet in the main bedroom, allowing buyers to move straight in with no work required.

The mature rear garden is a real highlight, offering a generous outdoor space perfect for children, keen gardeners, or simply enjoying time outside. In addition, the property benefits from off-road parking for up to three vehicles, catering well to modern lifestyles.

Beck Row is a well-regarded village with a strong sense of community and a range of local amenities, making it an excellent location for a variety of buyers. This property presents a fantastic opportunity to create a long-term home in a sought-after setting.

Features

- **THREE-BEDROOM HOME IN BECK ROW**
- **POPULAR AND WELL-REGARDED VILLAGE LOCATION**
- **SPACIOUS AND INVITING RECEPTION ROOM**
- **THREE WELL-PROPORTIONED DOUBLE BEDROOM**
- **FRESHLY DECORATED THROUGHOUT**
- **NEW FLOORING IN W/C AND SHOWER ROOM**
- **NEW CARPET IN MAIN BEDROOM**
- **INTEGRAL GARAGE AND SEPARATE UTILITY SPACE**
- **OFF-ROAD PARKING FOR UP TO THREE VEHICLES**
- **CALL SHIRES TO VIEW**



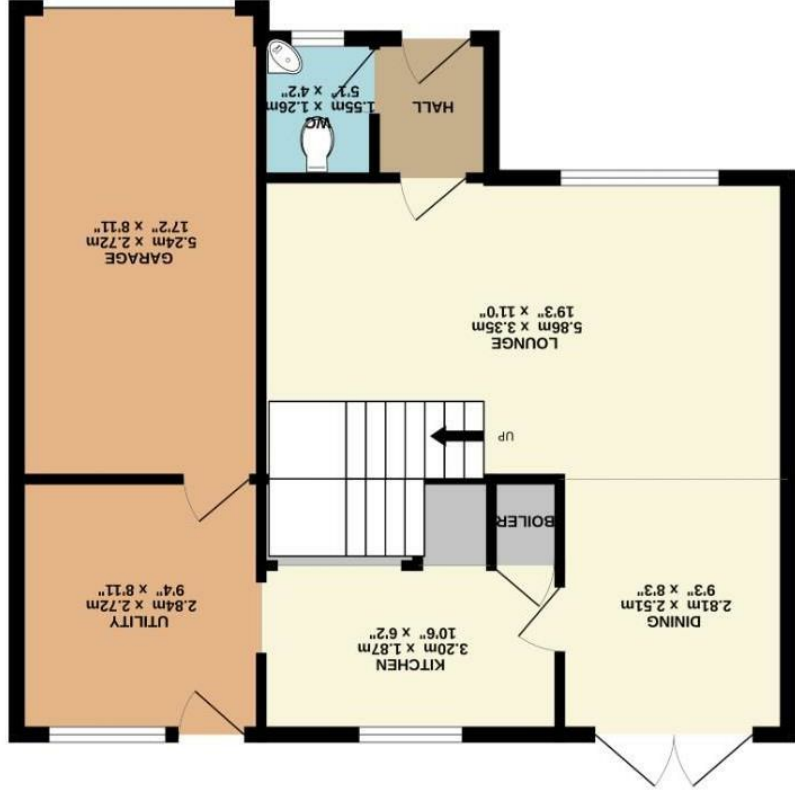


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

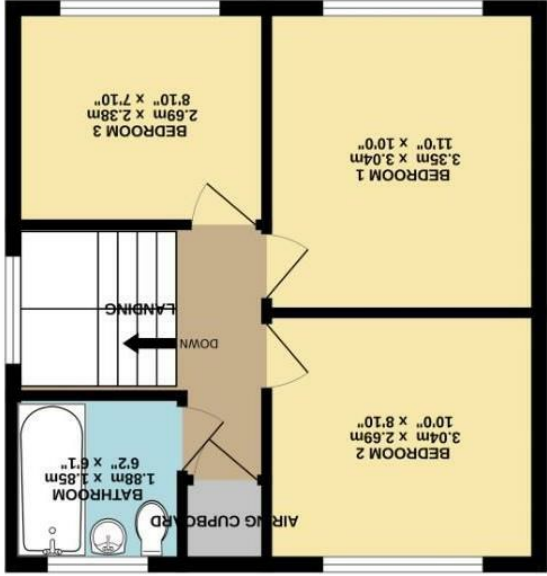
Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	
Net energy demand - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Net energy demand - lower running costs	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR
 62.2 sq.m. (670 sq.ft.) approx.



1ST FLOOR
 36.2 sq.m. (390 sq.ft.) approx.



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