



## Bernards Close, West Row, Suffolk, IP28 8UN

Rent - £2,350 PCM      Deposit - £3,000

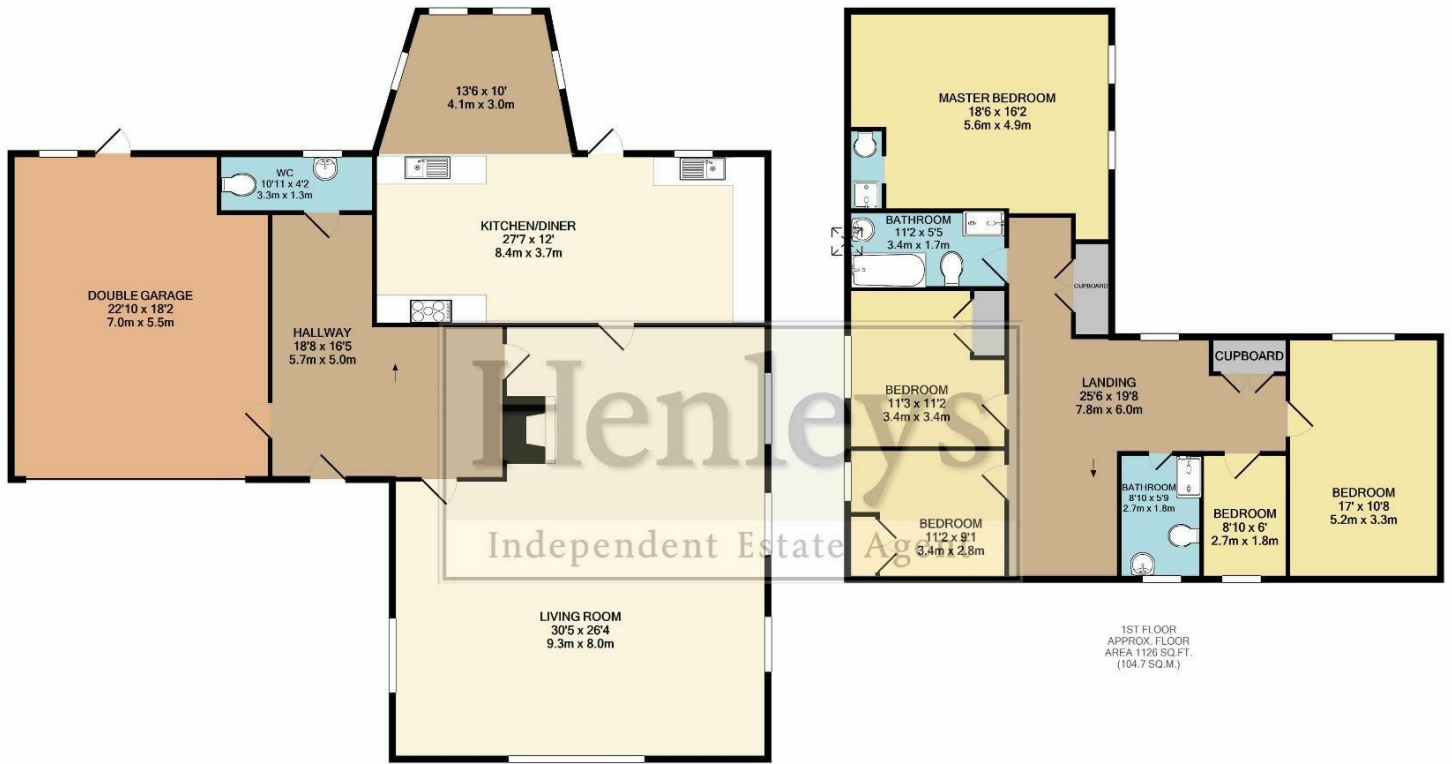
This large 5 bedroom detached family home is located in the popular village of West Row, close to RAF Mildenhall & Lakenheath bases. Including a large living/family room, open plan kitchen & dining space. 3.5 bathrooms. 5 double bedrooms (some with built in closets). Garden, lots of parking and a double garage. \*\* External Hot Tub Included & Air Conditioning to be fitted in living room & main bedroom\*\*

Agents Note: Photographs & Floorplan are of a similar property situated on the same development.

- DETACHED FAMILY HOME
- 5 BEDROOMS
- EXTERNAL HOT TUB
- 3.5 BATHROOMS
- DOUBLE GARAGE, PARKING & AN ENCLSOED GARDEN
- CLOSE TO RAF BASES
- OIL HEAITNG & ENERGY RATING - D
- APPROXIMATE SIZE - 2900 SQ FT
- PETS CONSIDERED / COUNCIL TAX BAND - F
- AVAILABLE NOW



Council Tax Band: F - EPC Rating: D 67



GROUND FLOOR  
APPROX. FLOOR AREA 1840 SQ.FT. (170.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2966 SQ.FT. (275.5 SQ.M.)  
Whilst every attempt 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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