15 Beeches Road - Offers In The Region Of £299,995
West Row Suffolk IP28 8NP

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The Property
A delightful three bedroom semi-detached cottage which has been sympathetically extended and restored to create a charming family home situated in this West Suffolk village.

Full Details
The present owners have undertaken an extensive programme of extension and sympathetic renovation to create a superb three bedroom semi-detached home situated on the outskirts of an often requested village location.

The well planned accommodation includes a spacious entrance hall, lounge with exposed clunch wall and wood burning stove, kitchen/breakfast room and a further room which could be used as a dining room or study. Moving to the first floor, there are three bedrooms and both family and ensuite bath/shower rooms.

Whilst retaining many traditional features the property enjoys modern day comforts including oil fired radiator heating and UPVC double glazing. Moving to the outside, there is a shingled driveway providing ample off road parking and a neat enclosed garden to the rear.

The expanding village of West Row is located a short distance away from the market town of Mildenhall which has an extensive range of amenities and facilities. The A11 trunk road, situated towards the outskirts of Mildenhall, provides excellent road links.

In further detail the accommodation provides:-

Door opening to:-

Reception Hall
With stairs to first floor; coat/storage cupboard; UPVC window to front.

Kitchen/Breakfast Room
With a range of cream shaker style base units and drawers with work surfaces over to three sides; enamel one and a half bowl sink with mixer tap; space for washing machine; integrated stainless steel under-oven with electric hob and extractor above; integrated dishwasher; matching wall cupboards to three sides with lighting beneath; recessed lighting; UPVC window to side; breakfast bar and opening to:-

Breakfast Area
With recessed lighting; Velux style window; radiator; double cupboard housing oil fired boiler and pressurised hot water cylinder; UPVC door and window to rear.

Cloakroom/W.C.
With white suite comprising low level W.C. and wash basin; frosted UPVC window to side.

Features
- DELIGHTFUL COTTAGE
- SUPERB SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- BOTH FAMILY AND ENSUITE BATH/SHOWER ROOMS
- OFTEN REQUESTED VILLAGE LOCATION
- MANY TRADITIONAL FEATURES
- OIL FIRED HEATING
- EPC- C
Dining Room/Study
With brick fireplace; radiator; under-stairs cupboard; UPVC window to front and door to:-

Lounge
With feature exposed clunch wall; wood burning stove; part recessed lighting; Velux window; UPVC double doors opening to rear garden.

First Floor Landing
With loft access; recessed lighting; double cupboard.

Bedroom One
Double bedroom with radiator; UPVC window to front; high level storage cupboard.

Ensuite Shower Room
With recessed lighting; wall mirror with light; vanity wash basin with mixer tap and cupboards beneath; low level W.C.; fully tiled shower cubicle; extractor fan.

Bedroom Two
Double bedroom with radiator; UPVC window to front.

Bedroom Three
Double bedroom with radiator; UPVC window to rear.

Family Bathroom
With recessed lighting; extractor fan; white suite comprising 'P' shaped bath with mixer tap and shower attachment, wash basin, low level W.C.; frosted UPVC window to rear.

Outside
To the front of the property is a shingled garden area and storm porch with light. The shingled driveway extends to the side of the property where there is gated access and timber shed with power. To the rear of the property the garden is mainly laid to lawn with a central patio area, a selection of shrubs and plants and oil tank screened by fencing.

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.