

POTT HALL ROAD, WEST ROW, BURY ST. EDMUNDS, IP28 8PL

£650,000







An impressive and unique character home in a popular village location of West Row. The property offers spacious accommodation with two reception rooms a large conservatory and six bedrooms. The property also benefits from a sizable mature garden and beautiful countryside views.

Tenure: Freehold Council Tax Band: E EPC: TBA Property Type : Detached Property Construction: Brick and tile Number & Types of Room: Please refer to the floorplan Square Footage: 2773 Parking: Driveway Electric Supply: Mains Heating: Oil Water Supply: Mains Sewerage: Mains Broadband Connected: Yes

ENTRANCE HALL Tiled floor, leading to living room, dining room, kitchen and conservatory.

LIVING ROOM Carpet flooring, wall lighting, windows to front and side.

CONSERVATORY Tiled floor, patio doors to garden.

KITCHEN

Tiled floor, country style wooden base and eye level units, marble effect work surface and splash back, range style cooker, ceramic hob with extractor over, sink with mixer tap, window to rear.

DINING ROOM

Wood flooring, brick feature fireplace, beams, window to front.

SHOWER ROOM

Tiled flooring, fully tiled, shower, toilet, pedestal sink, heated towel rail.

BEDROOM 1 LVT flooring, window to rear, en-suite.

BEDROOM 2 Wooden flooring, window and door to rear.

BEDROOM 3 Wooden flooring, window to front.

BEDROOM 4 Wooden flooring, window to front.

BEDROOM 5 Wooden flooring, window to front.

BEDROOM 6 Wooden flooring, built in wardrobe, window to rear.

BATHROOM

Tiled flooring, bath with shower over, tiled splash back, toilet, pedestal sink, heated towel rail, window to side.

OUTSIDE

Front: Ample parking, gates to rear of the property.

Rear: Patio area, very large mature garden with shrubs and trees.















EPC to follow



Approx. Gross Internal Floor Area 2773 sq. ft / 257.69 sq. m

16 High Street, Mildenhall, Bury St Edmunds, Suffolk, IP28 7EQ www.henleysestateagent.co.uk enquiries@henleysestateagent.co.uk 01638 716439 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.