

TIFFANY HOUSE, 36A ASPAL LANE, BECK ROW, BURY ST. EDMUNDS, IP28 8AZ £450,000







Spacious well presented detached 4 bedroom family home in the popular village of Beck Row. The property benefits from a separate lounge and dining room, spacious kitchen, 4 bedrooms, 2 with ensuites, single garage and ample off road parking.

Tenure: Freehold Council Tax Band: E

EPC: D

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1883

Parking: Garage & Off Road Parking

**Utilities / Services** 

Electric Supply: Mains

Heating: Oil

Water Supply: Mains Sewerage: Mains

**Broadband Connected: Yes** 

Rights of Way – None that the vendor is aware of

Listed -N/A

Conservation Area – No

**HALLWAY** 

Wood flooring.

## **KITCHEN**

Wood flooring, cream shaker style base and wall units, wood effect work surface, tiled splash back, ceramic hob, extractor, double oven, sink with mixer tap, window to front, space for dishwasher.

#### **UTILITY ROOM**

Wood flooring, cream shaker style base and wall units, wood effect work surface, space for washing machine and dryer, door to side.

#### LIVING ROOM

Wood flooring, feature fireplace, double doors to dining room, French doors to garden.

#### **DINING ROOM**

Wood flooring, French doors to garden.

### **CLOAKROOM**

Wood flooring, toilet, sink.

#### BEDROOM 1

Carpet flooring, built in wardrobes, ensuite, windows to front and side.

### **ENSUITE**

Laminate flooring, shower, toilet, pedestal sink, window to front.

### BEDROOM 2

Carpet flooring, built in wardrobes, ensuite, window to front.

### **ENSUITE**

Laminate flooring, shower, toilet, pedestal sink, window to side.

### BEDROOM 3

Carpet flooring, built in wardrobes, window to rear.

#### **BEDROOM 4**

Carpet flooring, built in wardrobes, window to rear.



# **BATHROOM**

Laminate flooring, bath, tiled splash back, double sink with vanity, toilet, window to rear.

### **OUTSIDE**

Front: Single integrated garage, ample parking, mature flower borders.

Rear: Large patio area, lawn, fenced area with oil tank.













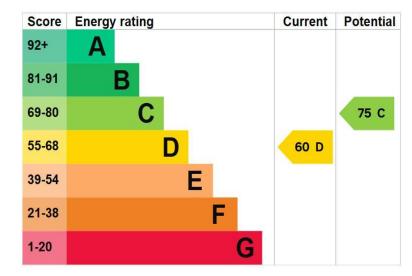


GROUND FLOOR 946 sq.ft. (87.9 sq.m.) approx. 1ST FLOOR 936 sq.ft. (87.0 sq.m.) approx.









TOTAL FLOOR AREA: 1883 sq.ft. (174.9 sq.m.) approx.

Whilst every alternat has been made to ensure the accuracy of he floorpian coordined here, measurements of doors, windown, norms and may other items are importanteed and important and inches for any error, ormission or mis-statement. This plans 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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