



Ferry Corner

West Row, IP28

Price £399,000

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Description

This impressive and UNIQUE CHARACTER HOME is available with NO ONWARD CHAIN and enjoys a popular VILLAGE LOCATION within West Row. The house offers versatile accommodation and would make a superb FAMILY HOME!

Downstairs the house comprises a superb OPEN PLAN living space which incorporates a cottage style kitchen, DINING ROOM and lounge. There are stunning exposed beams throughout in addition to a feature fireplace in both the dining room and lounge, whilst the kitchen includes the pellet stove central heating system. The kitchen includes a 1.5 bowl butler sink as well as ample space for a fridge freezer, dishwasher and cooker with extractor hood over as well as wall and base level units.

There is also a useful UTILITY/ laundry room with further space for appliances as well as a modern downstairs shower room comprising W.C, wash hand basin, heated towel rail and a shower cubicle. The downstairs accommodation is concluded by an office/ outbuilding which overlooks the generous garden.

Upstairs the house includes an expansive hallway which includes an airing cupboard housing the hot water cylinder. There are four bedrooms in addition to a CONTEMPORARY FAMILY BATHROOM which comprises W.C, wash hand basin, heated towel rail, bath and separate shower cubicle.

Outside the house enjoys an attractive and generous sized garden which is laid to lawn, as well as driveway off street parking for 2 - 3 vehicles. There is a patio area which is ideal for seating/ entertaining as well as two useful storage sheds.

West Row is a sought after Suffolk village, situated approx 2 miles from Mildenhall Town, which offers a multitude of amenities such as Judes Ferry public house alongside the River Lark as well as a post office/ general store, fish and chip shop and a village hall.

Measurements

Lounge - 20'08" max x 13'05" max

Dining Area - 13'06" max x 10'07" max

Kitchen - 13'05" max x 11'05" max

Office/ Outbuilding - 14'09" x 8'05"

Downstairs Shower Room - unable to obtain

Bedroom - 13'05" max x 11'10" plus recess at door

Bedroom - 11'00" x 9'08"

Bedroom - 9'09" x 8'00"

Bedroom - 9'08" x 7'09"

Family Bathroom - 9'06" x 7'01"

Laundry/ Utility Room - 12'06" max x 11'05" max

Agents Note

Council Tax Band - West Suffolk, E.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

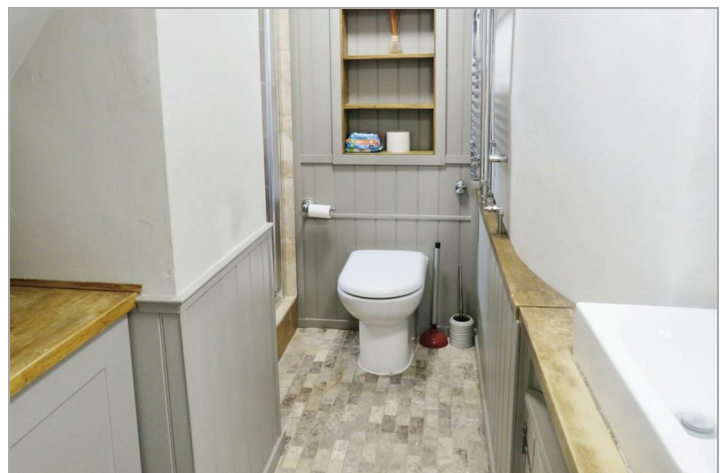
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are

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detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

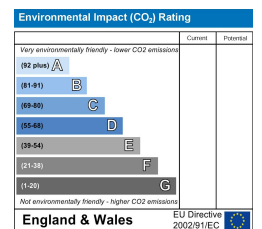
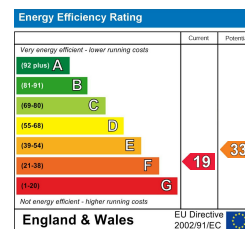
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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