



Ferry Lane

West Row, IP28

Price £550,000

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West Row, Bury St. Edmunds, IP28

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Description

This executive FAMILY HOME is located in an open countryside setting alongside the picturesque River Lark and within the sought after Suffolk village of West Row. West Row is situated approx 2 miles from Mildenhall Town and offers a multitude of amenities such as Judes Ferry public house as well as a general store, primary school with a nursery/ pre-school attached, fish and chip shop, village hall and outside space for tennis, bowls as well as a children's play area. The property is not overlooked and enjoys stunning open fields to both front and rear.

Upon entering the property you will find a useful double storage cupboard which is ideal for coats and shoes, an understairs storage cupboard and cloakroom W.C with a wash hand basin. There is a attractive lounge which includes a window to the front of the property as well as French doors which overlook an expansive rear garden and a feature fireplace which houses a Chesney's wood burning stove.

The property benefits from a stunning kitchen/ dining room which also offers French doors to the rear of the property and comprises a range of wall and base level units, INTEGRATED fridge freezer, dishwasher and microwave, ceramic sink and drainer as well as space for a Rangemaster cooker with extractor hood over. There is a seperate UTILITY ROOM which offers additional space for appliances, stainless steel sink and drainer as well as a door to the side of the house. The downstairs accommodation is concluded by a STUDY/ downstairs bedroom.

Upstairs the property offers FOUR BEDROOMS and includes an EN SUITE to the master bedroom which comprises W.C, wash hand basin, heated towel rail and a shower cubicle.

Outside the property is approached by a shingled driveway which provides ample off street parking in front of a DOUBLE GARAGE as well as a side access gate which leads into a GENEROUS SIZED REAR GARDEN that would be a superb

outside space for the whole family. The rear garden includes an impressive decked area which overlooks a large lawn and is ideal for seating/ entertaining as well as a covered seating area located at the furthest end of the garden.

The property is served by an oil fired central heating system and includes a recently replaced (December 2022) boiler which is located outside alongside the oil tank.

Measurements

Cloakroom W.C - 6'2" x 2'10"

Lounge - 21'1" x 12'00"

Kitchen/ Dining Room - 20'9" x 10'6"

Utility Room - 6'6" x 6'3"

Bedroom - 14'7" x 10'5"

En Suite - 6'9" max x 5'2" max

Bedroom - 12'1" x 9'11"

Bedroom - 12'00" max x 10'11" max

Bedroom - 9'4" plus depth of wardrobe x 8'6"

Study/ Downstairs Bedroom - 12'10" x 6'5"

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

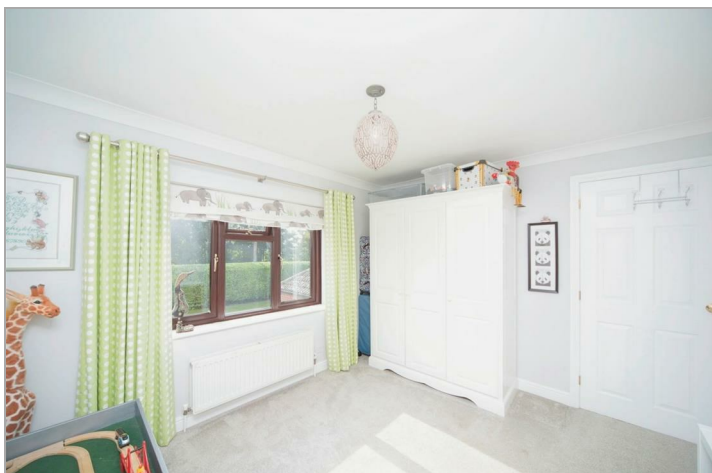
Tel: 01842 818282

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 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.





Ground Floor

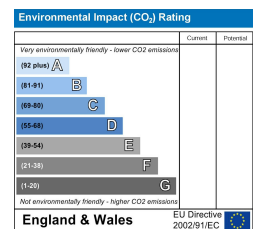
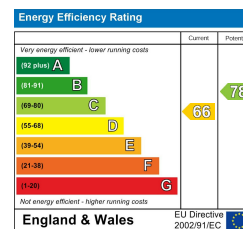


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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