



Pollards Lane

West Row, IP28

Offers over £275,000

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Description

This UNIQUE COTTAGE enjoys a sought-after VILLAGE LOCATION and offers close proximity to RAF Mildenhall which would make it a perfect location for any avid planespotters! The house benefits from SPACIOUS ACCOMMODATION throughout and lends itself to becoming a superb FAMILY HOME.

Downstairs the property comprises a large entrance hall/ games area in addition to a separate inner hall with an impressive central staircase leading to the first floor landing. There is a generous sized lounge with French doors overlooking the rear garden, a separate dining/ family room, a snug/ sitting room and a fully fitted cottage style kitchen which offers a range of wall and base level units, electric hob with extractor hood fitted over, butler sink, integrated cooker, a wall mounted oil boiler and door leading outside to the driveway.

The master bedroom is downstairs and benefits from an en suite with W.C, wash hand basin and a bath whilst the family bathroom includes a W.C, wash hand basin, bath and separate shower cubicle. Upstairs there are a further three bedrooms as well as an airing cupboard which houses the hot water cylinder.

Outside the property enjoys off street parking in the form of a driveway as well as a DOUBLE GARAGE and a fully enclosed rear garden. The garden offers a generous sized patio with a wooden pergola above whilst the remainder is laid to lawn and backs onto the perimeter fence of RAF Mildenhall.

Measurements

Entrance Hall/ Games Area - 24'5" max x 8'10" max

Hall - 22'8" x 11'7"

Lounge - 25'11" x 13'7"

Dining Room - 21'9" x 11'5"

Kitchen - 10'5" x 8'10"

Bedroom - 16'9" max x 10'11" max

En Suite - 8'1" x 4'8"

Bedroom - 11'9" x 9'2"

Bedroom - 10'6" x 9'6"

Bedroom - 9'5" x 8'3"

Family Bathroom - 12'7" max x 5'6" max

Agents Note

Council Tax Band - D (West Suffolk)

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.

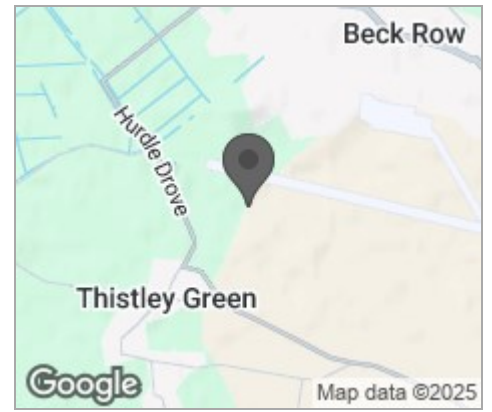
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are 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.

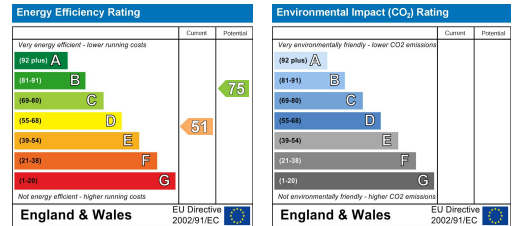
Tel: 01842 818282





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 firms employment has the authority to make or give any representation or warranty in respect of the property.