



Tithe Avenue

Beck Row, IP28

Guide price £300,000

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Description

This STUNNING EXTENDED FAMILY HOME has been MODERNISED THROUGHOUT and enjoys versatile accommodation in addition to a GARAGE en bloc, driveway off street parking and a fully enclosed rear garden.

Upon entering the house you will find a welcoming entrance porch with ample space to remove coats and shoes and a door leading into the lounge. There is an impressive kitchen/ dining room which offers a range of cottage style wall and base level units, 1.5 bowl sink and drainer, integrated cooker, electric hob with extractor hood fitted over plus space for a freestanding dishwasher. Further to this, a garage has been converted into a separate utility room providing additional space for a fridge freezer, washing machine and tumble drier. The remainder of the garage conversion consists of a playroom/ home office. The downstairs accommodation is concluded by a study and storage cupboard underneath the stairs and a cloakroom W.C. which is tiled floor to ceiling and features a W.C and wash hand basin.

Stairs lead to the first floor which features five bedrooms and includes a stunning master bedroom with built in wardrobes in addition to a contemporary en suite shower room. There is also a modern family bathroom, also tiled floor to ceiling, which matches the cloakroom W.C and en suite and comprises W.C, wash hand basin and a bath with shower attachment over. It is worth noting the upstairs bathroom and en suite both enjoy underfloor heating.

Outside the house benefits from driveway off street parking as well as a garage en bloc. There is side and rear gate access which leads into a fully enclosed rear garden featuring an attractive artificial lawn for ease of maintenance. There is a useful storage shed, outside boiler (serviced May 2025) and oil tank plus a small patio for seating/ entertaining. The house also offers an outside tap and external sockets to front and rear.

Agents Note

Council Tax Band - West Suffolk, B.

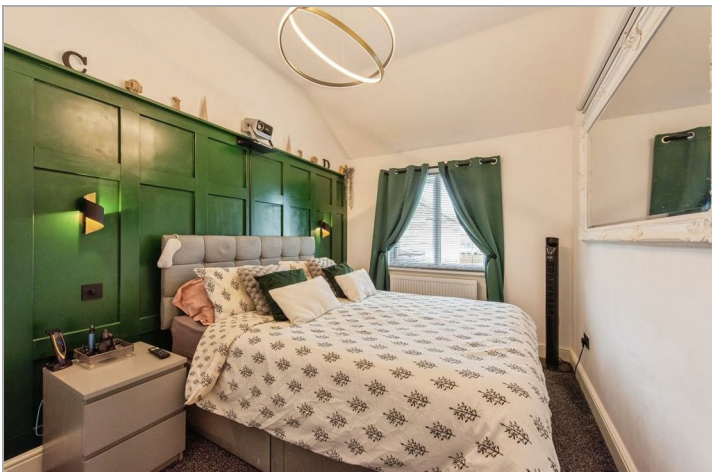
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

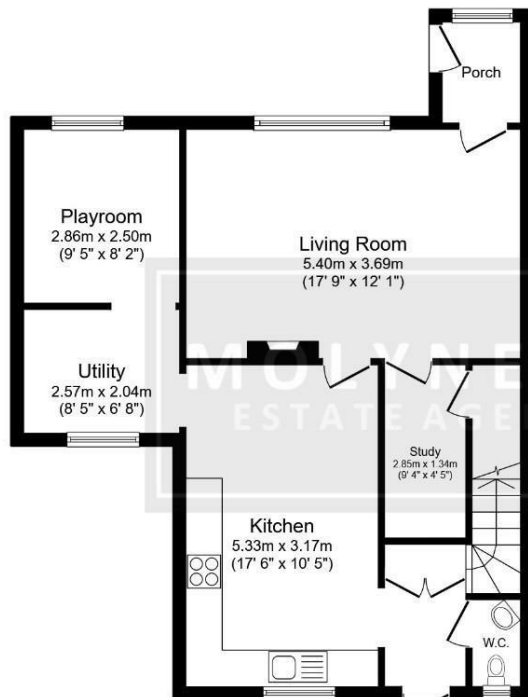
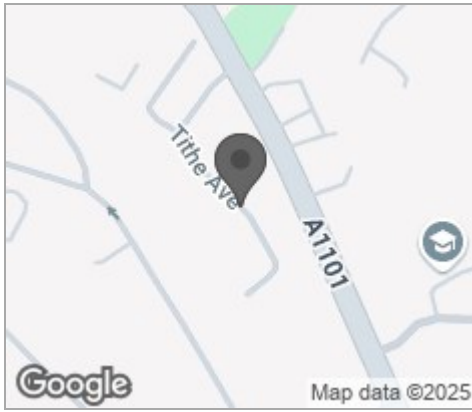
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

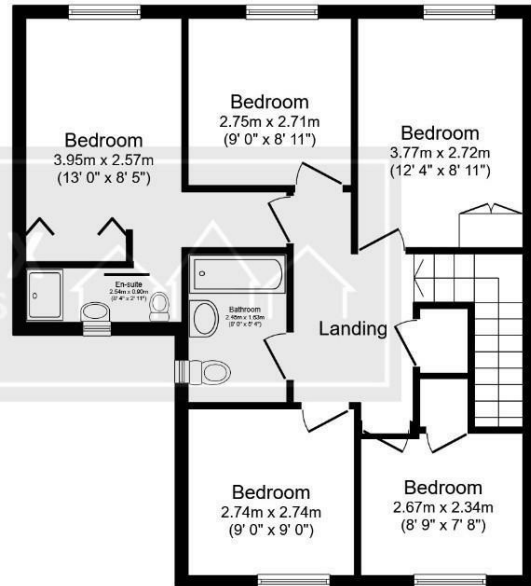
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor
Floor area 66.1 sq.m. (711 sq.ft.)



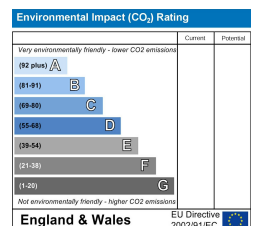
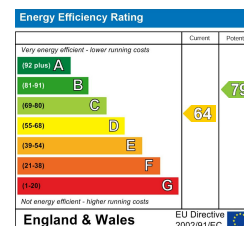
First Floor
Floor area 63.7 sq.m. (686 sq.ft.)

Total floor area: 129.8 sq.m. (1,397 sq.ft.)

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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