

Tudor House 36b Aspal Lane Beck Row IP28 8AZ
£400,000

Balmfirth
Homes of Distinction



DESCRIPTION

This stunning four bedroom detached house was built to the highest standards and has been further improved by the current owners to offer an interior of exceptional and unusual quality. Through most of the property there are matching chandeliers, wall lights and furnishings. The property also offers a 24' lounge, dining room and large kitchen/breakfast room and Victorian style conservatory. To the first floor is a Master Bedroom with en-suite and dressing room, second bedroom with en-suite and two further double bedrooms.

There is ample off street parking to the front via the gated entrance and further off street parking via the rear driveway leading to the garage.

FEATURES

Tenure: Freehold

Parking: Off road parking and garage

Gardens: To front and rear

Heating: Oil central heating

Doors/windows: Upvc double glazing

Council tax band: E £1978.11.41 (2018/19)

EPC rating band: D

Broadband: 2Mb Std, Min.

(Estimated download speed by BT on postcode)

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL: 10'2" x 11'10" (3.1m x 3.61m) with grand staircase leading to the galleried landing.

CLOAKROOM: 3'6" x 7'5" (1.07m x 2.26m)

LOUNGE: 23'4" x 12'4" (7.11m x 3.76m) with decorative fireplace and French doors leading to rear garden.

DINING ROOM: 13'7" x 10'6" (4.14m x 3.2m)

plus bay window

KITCHEN/BREAKFAST: 15'3" x 18' (4.65m x 5.49m) **maximum** Luxury "handpainted style" kitchen with marble worktops, electric range, fridge/freezer, dishwasher and ceramic tiled floor. In addition there is a feature island and good sized breakfast area with french doors leading to rear garden.

UTILITY: 5'1" x 7'7" (1.55m x 2.31m) with plumbing for washing machine, space for dryer.

STUDY: 7'9" x 7'6" (2.36m x 2.29m)

CONSERVATORY: 11'9 x 9'11 (3.58m x 3.02m) Victorian style UPVC on brick base.

On the first floor

LANDING:

MASTER BEDROOM: 13' x 16' (3.96m x 4.88m) with walk-in dressing room.

EN-SUITE TO MASTER BEDROOM: 3' x 7' 3" (0.91m x 2.21m)

BEDROOM TWO: 9'6" x 13'1" (2.9m x 3.99m) **maximum**

BEDROOM TWO EN-SUITE:

BEDROOM THREE: 13'2" x 8'8" (4.01m x 2.64m)

BEDROOM FOUR: 11'9" x 10'5" (3.58m x 3.18m)

FAMILY BATHROOM: 8'3 x 8'11 (2.51m x 2.72m)

OUTSIDE: To the front there is off road parking, gated entrance and access to the rear. To the rear is a beautifully designed landscaped garden with flowers, shrubs, seating areas and veranda

GARAGE: 16'5" x 10'9" (5m x 3.28m): Single detached with up and over door, window to side, pedestrian door to side, garage reached by separate

access to the rear of the property, power light and open eaves storage.

VILLAGE & LOCAL AREA

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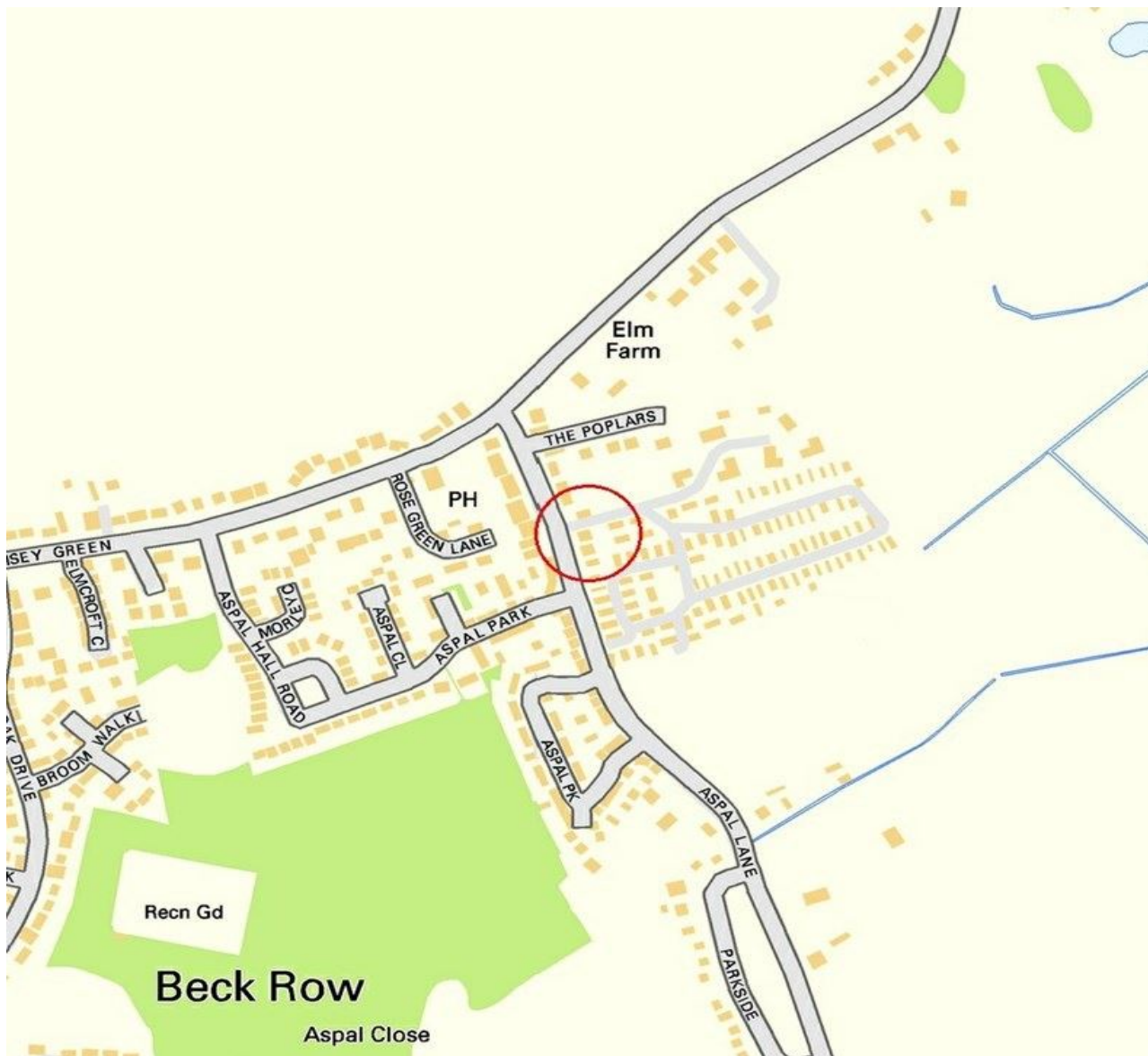
Agents, Valuers & Lettings Agents

T: 01638 711171 E: mildenhall@balmforth.co.uk

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
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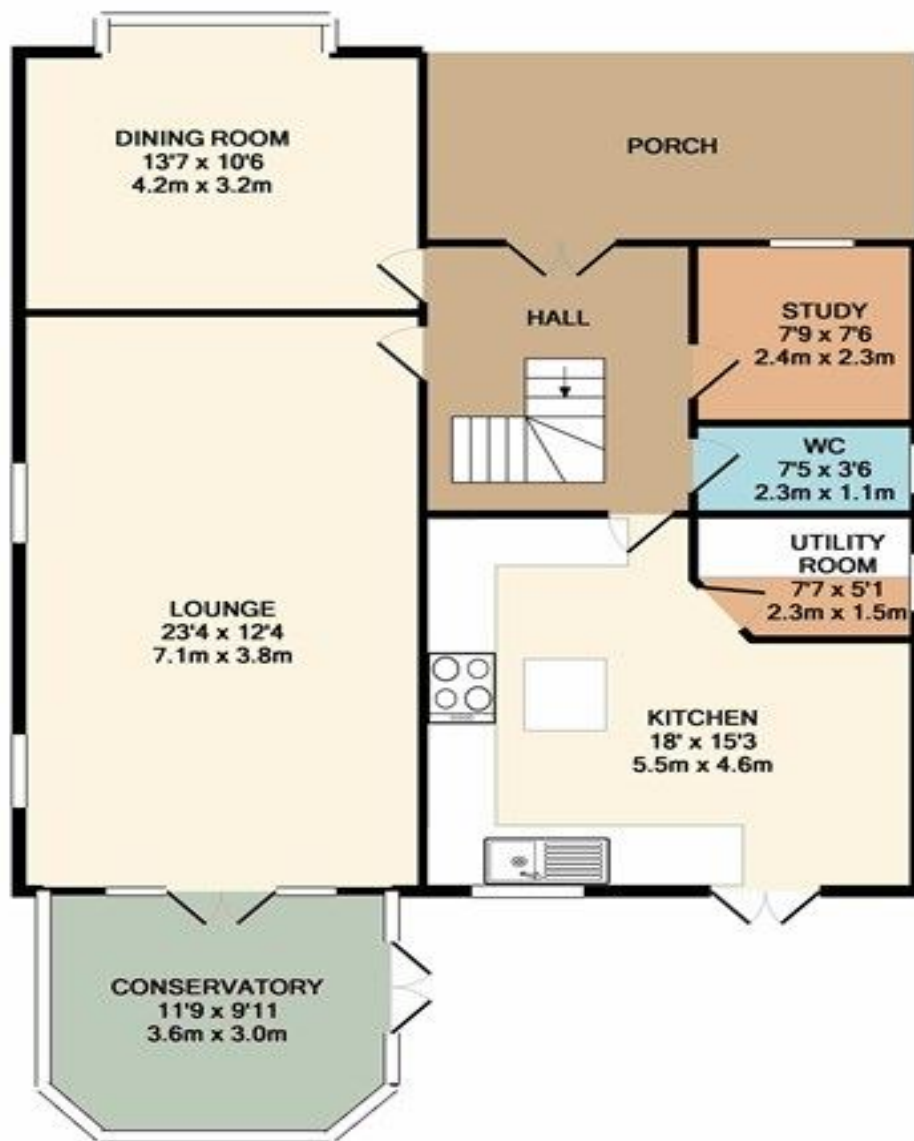
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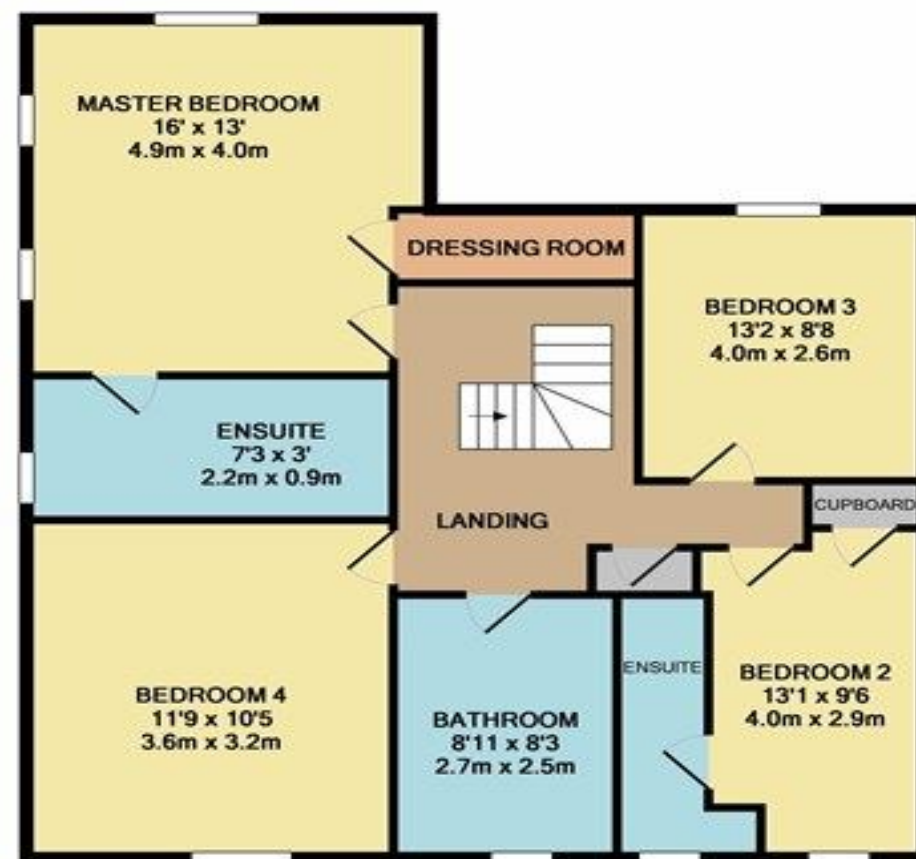


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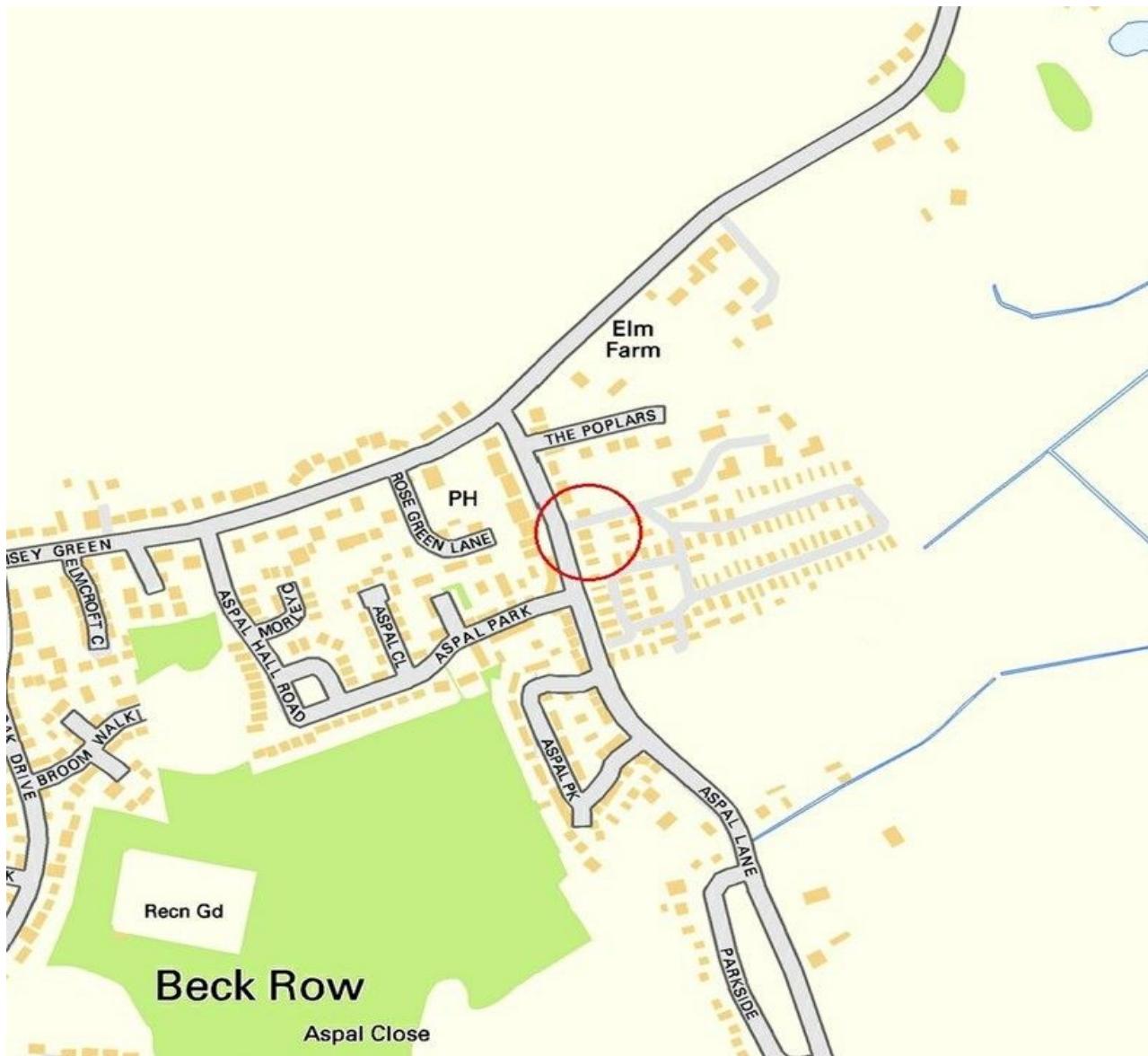
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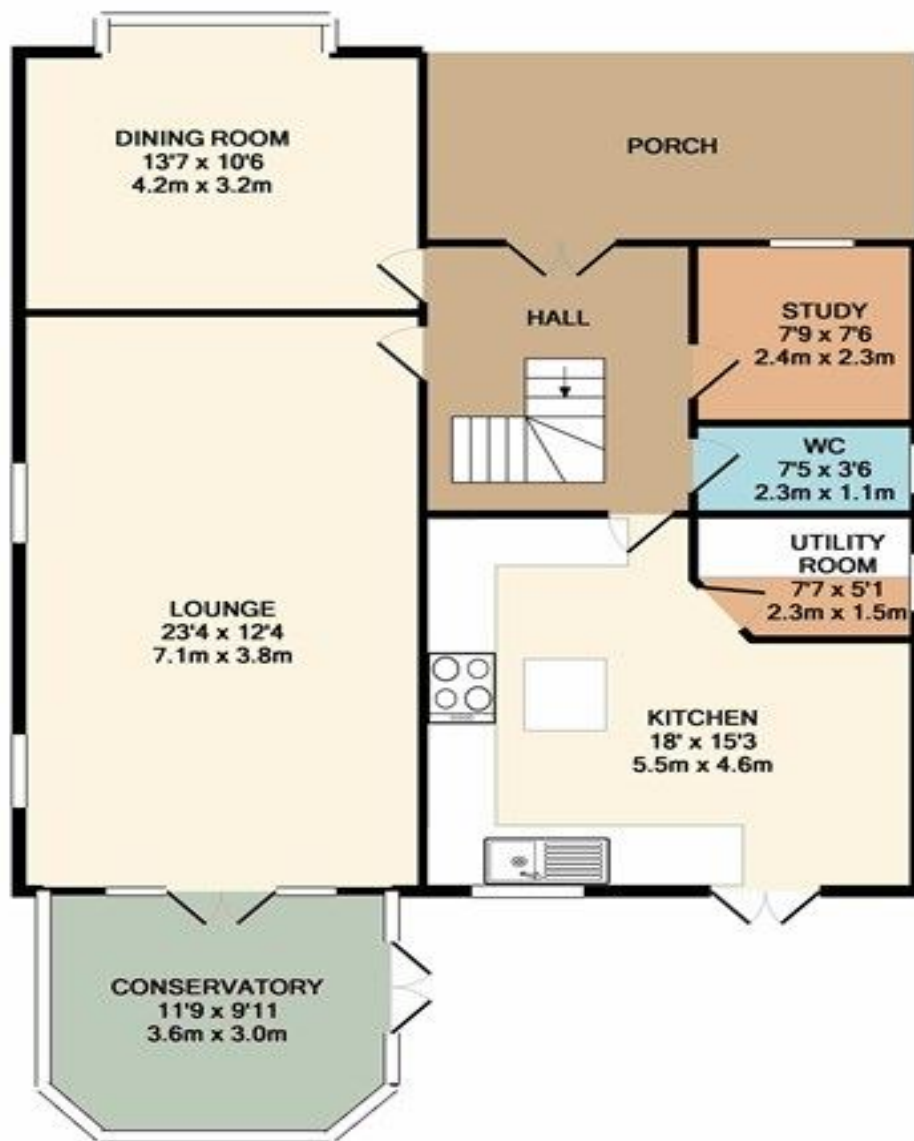
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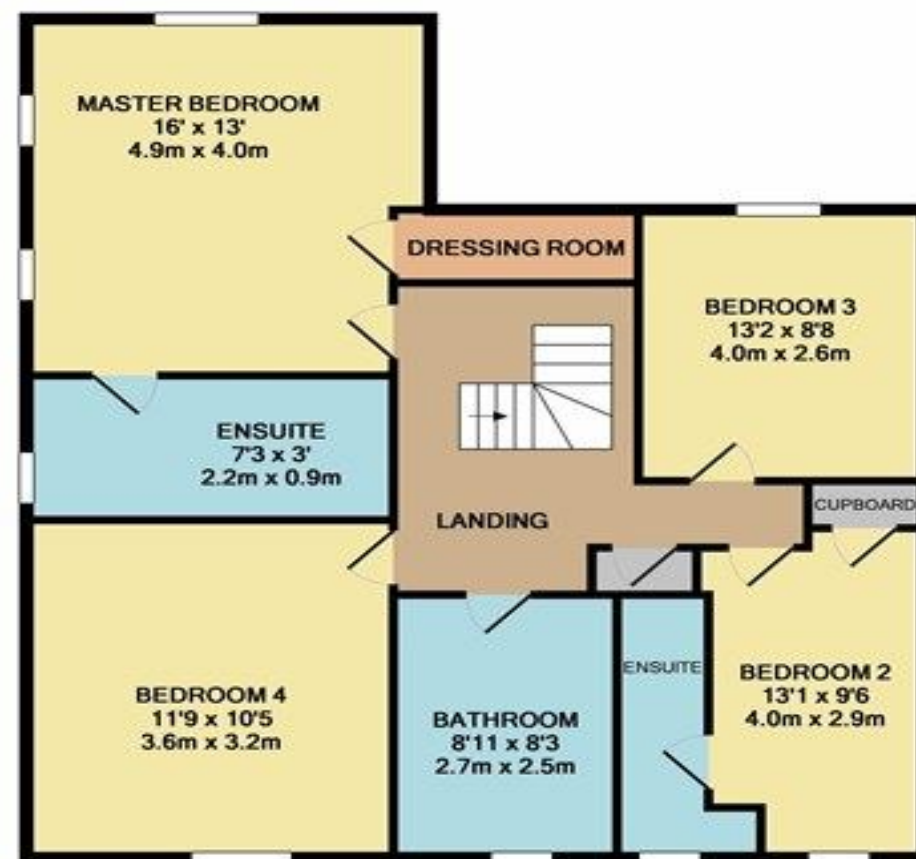


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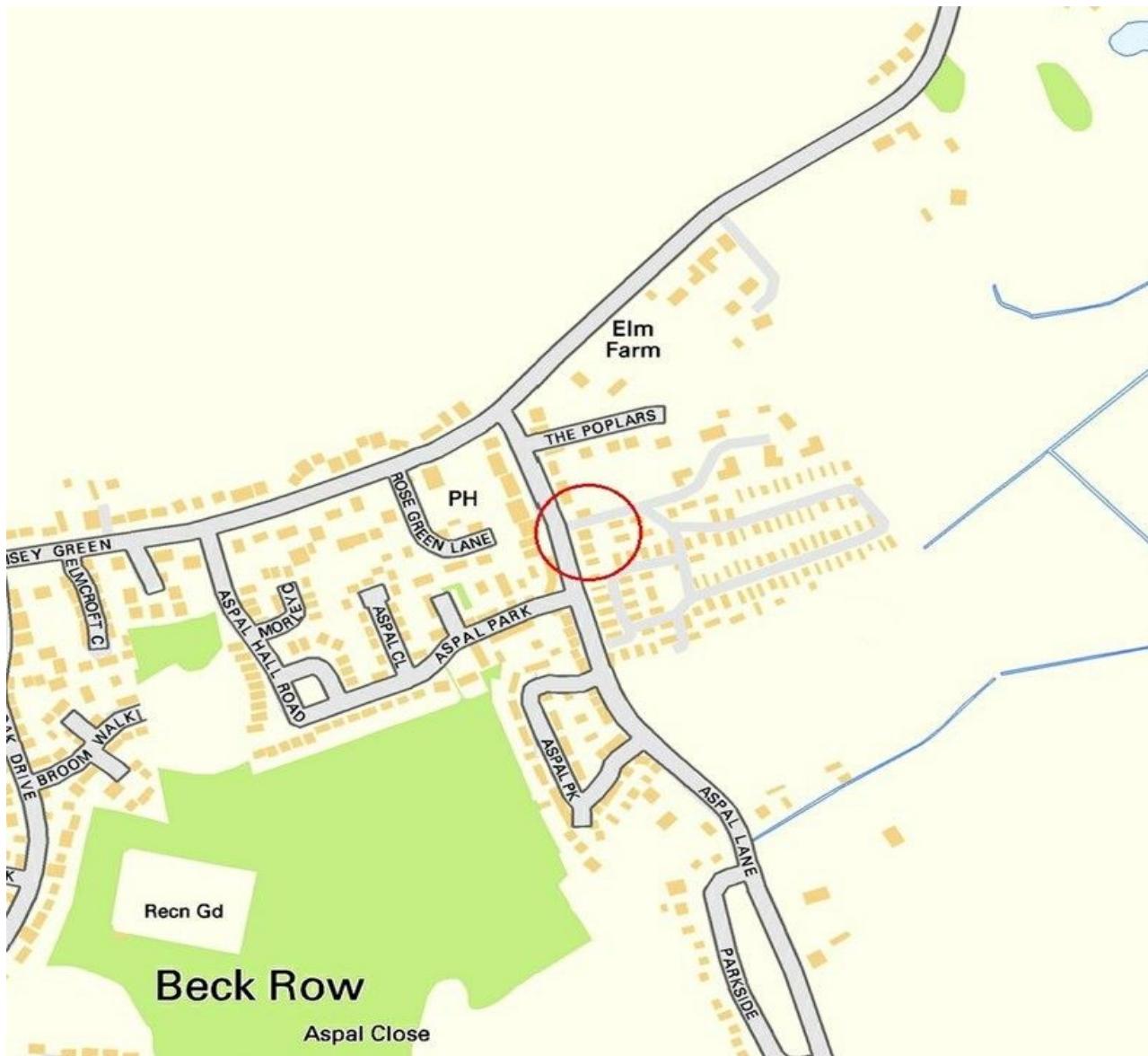
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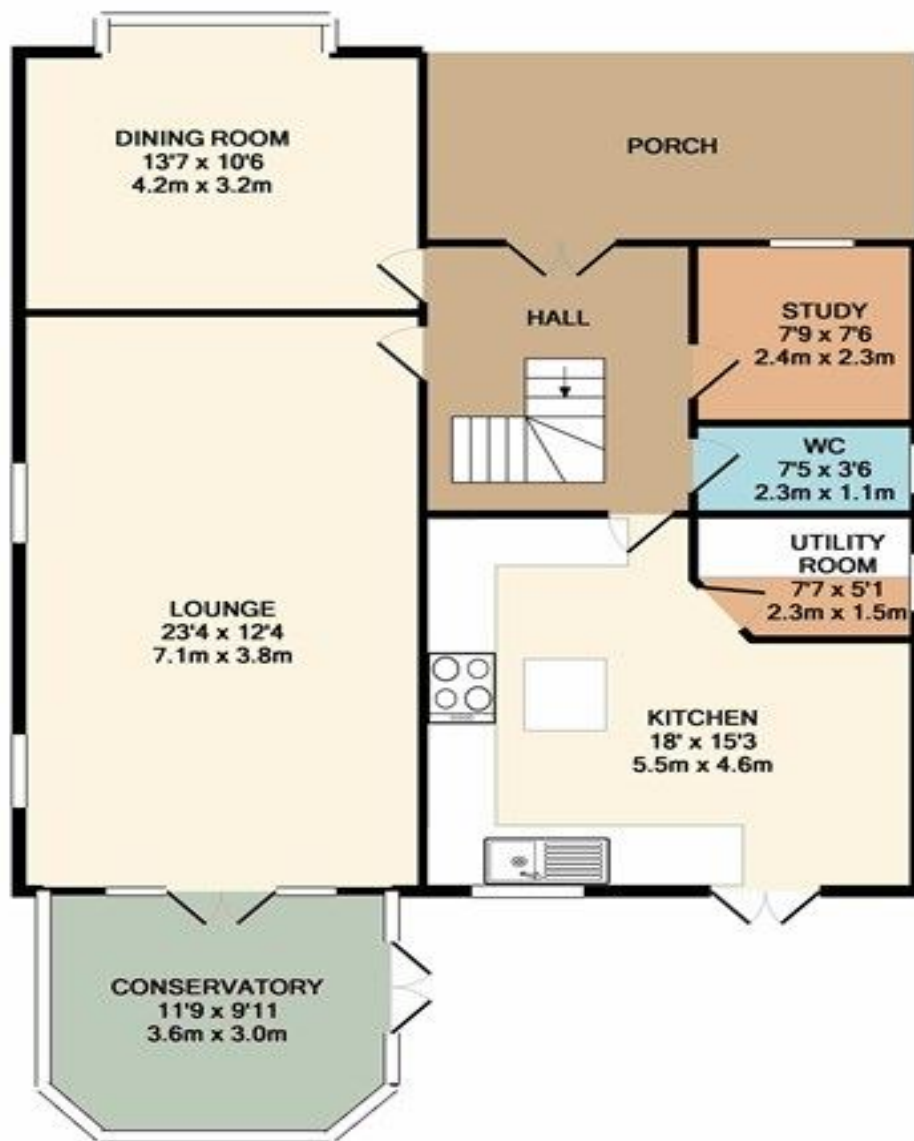
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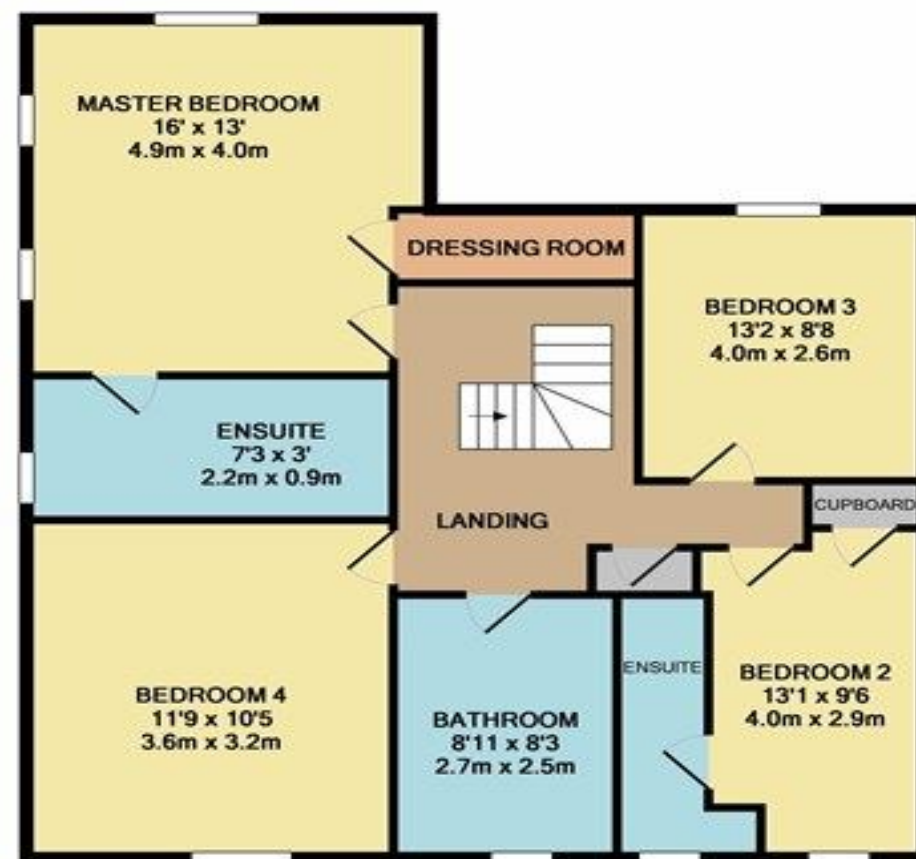


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