



**Beeches Road, West Row IP28 8NP**

**welcome to**

## **Beeches Road, West Row**

Offered to the market with no onward chain a renovated 3/4 double bedroom detached character house with circa 1400 sq ft of accommodation. In addition there is a circa 550 sq ft unconverted forge with full planning permission for a 1 bedroom annex & large circa 190 sq ft garage.

### **Accommodation Comprises:-**

#### **Entrance Porch**

#### **Entrance Hall**

With downlight, 2 power points, stairs leading first floor landing and doors to Dining Room/Bedroom 4 & Living Room.

#### **Dining Room/Bedroom 4**

13' 8" x 13' ( 4.17m x 3.96m )

With fireplace, 4 downlights, 8 power points, radiator. dual aspect windows and rear access door to garden.

#### **Living Room**

14' 4" x 12' 9" ( 4.37m x 3.89m )

With fireplace, 4 downlights, 6 power points, radiator, large under stair storage cupboard with new electric combi boiler, front aspect window and opening to Kitchen/Dining Room.

#### **Kitchen/Dining Room**

22' 9" max x 12' 11" max ( 6.93m max x 3.94m max )

With an array of eye and base level units with quartz stone worktop, integrated eye level double oven, integrated hob with extractor above, integrated dishwasher, 1.5 stainless steel sink with mixer tap and drainer, island with storage, 18 power points, 6 downlights, 2 pendant lights, valuated ceiling with 2 Velux windows, dual aspect windows and bi-fold doors to garden.

#### **Utility Room**

4' 6" x 2' 4" ( 1.37m x 0.71m )

With 2 power point and space for washing machine.

#### **Shower Room**

5' 6" x 4' 6" ( 1.68m x 1.37m )

With downlight, shower cubical and electric shower, low level w.c., hand wash basin with splashback, extractor fan and heated towel rail.





### **First Floor Landing**

With pendant lighting, rear aspect window, storage cupboard with electric meter within and doors leading to 3 bedrooms and bathroom.

### **Bedroom 1**

16' 2" x 13' ( 4.93m x 3.96m )

With 2 pendant lights, 2 wall mounted lights, 7 power points, radiator and double opening doors overlooking garden. There is also potential to add an ensuite.

### **Bedroom 2**

12' 9" x 11' 4" ( 3.89m x 3.45m )

With fireplace, pendant lighting, 8 power point and front aspect window.

### **Bedroom 3**

12' 11" max x 11' 5" max ( 3.94m max x 3.48m max )

With pendant light, 7 power points, radiator and front aspect window.

### **Bathroom**

8' 3" x 5' 4" ( 2.51m x 1.63m )

With downlight, bath with shower attachment, low level w.c, hand wash basin with integrated storage, heated towel rail, extractor fan, loft access and front aspect window.



### **Outside Front Of Property**

Paved front garden with rail fence surrounding.

### **Rear Enclosed Garden**

With decking area.

### **Driveway Garage**

18' 7" x 10' 1" ( 5.66m x 3.07m )

### **Forge**

29' 3" x 18' 6" ( 8.92m x 5.64m )

With full planning permission to convert to a 1 bedroom annex.

### **Agents Note**

Please be aware that an area of the driveway must be left available as is an existing lay-by (as seen on planning documents).



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## **Beeches Road, West Row**

- 3/4 Bedroom Detached Character House
- Circa 1400 sq ft of Accommodation
- Large Circa 190 sq ft Garage
- West Suffolk Planning DC/23/0416/HH
- Driveway

Tenure: Freehold

EPC Rating: E

offers in excess of

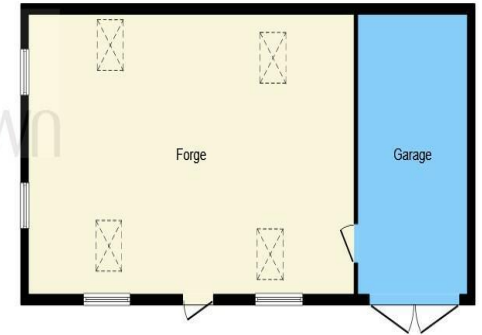
**£375,000**



**Ground Floor**



**First Floor**



**Outbuilding**

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Property Ref:  
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