



Icklingham Road, West Stow, Bury St. Edmunds IP28 6EZ

welcome to

Icklingham Road, West Stow, Bury St. Edmunds

An established detached bungalow located in a non-estate position in the small village of West Stow and offers well proportioned accommodation throughout with three bedrooms, two bathrooms, the addition of a conservatory and offered to the market with no onward chain.

Entrance Porch

6' 2" x 4' (1.88m x 1.22m)

With window to side aspect and door to:

Entrance Hall

12' 11" max x 7' 8" max (3.94m max x 2.34m max)

With radiator, loft access (fully boarded providing large storage area, pull down ladder, power and light within), opening to living room and doors to:

Shower Room

Fitted with suite comprising shower enclosure, wash hand basin, low level w.c, extractor and window to side.

Inner Hall

With doors to:

Bathroom

Fitted with a suite comprising panel enclosed bath, low level w.c, wash hand basin, bidet, radiator, part tiled, extractor, window to front aspect, door to inner hall and door to:

Bedroom 2

12' 4" max x 12' m (3.76m max x 3.66m m)

With radiator, built in wardrobe, window to front aspect and door to inner hall.

Bedroom 1

12' 11" max x 10' 10" max (3.94m max x 3.30m max)

With radiator, built in wardrobe and window to rear aspect.

Bedroom 3

9' 6" x 7' 1" (2.90m x 2.16m)

With radiator and window to rear aspect.





Living Room

21' 6" m x 13' 10" m (6.55m m x 4.22m m)

With radiator, fireplace, door to kitchen, window to rear aspect, window to conservatory and sliding patio doors to:

Conservatory

16' m x 9' 10" m (4.88m m x 3.00m m)

Of UPVC construction on a brick base with polycarbonate ceiling, radiator, tiled flooring, windows to three aspects and double doors to rear garden.

Kitchen

15' 11" max x 11' 1" max (4.85m max x 3.38m max)

With a fitted range of base units and drawers with matching wall units, stainless steel sink and drainer unit with mixer tap, built in eye level double oven with separate hob and extractor over, spaces for various white goods, floor mounted oil boiler, spot lighting. radiator, storage cupboard, door to side and internal door to attached garage.

Outside

The front of the property has a good size driveway offering ample off road parking for several cars and leads to the attached single garage.

The rear garden has an initial paved patio area and opens to a mainly lawned garden with a wide selection of mature shrubs, plants and conifers. Within the garden are two storage sheds and greenhouse.

Garage

19' 6" x 10' 10" (5.94m x 3.30m)

With up and over door, window to rear and personal door to rear.

Agents Note

The heating to the property is served by oil. Please contact the branch for further details.



view this property online williamhbrown.co.uk/Property/MDH108363



welcome to

Icklingham Road, West Stow,

Bury St. Edmunds

- No Onward Chain
- Established Detached Bungalow
- Non-Estate Position
- Three Bedrooms
- Conservatory

Tenure: Freehold

EPC Rating: E

guide price

£525,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

view this property online williamhbrown.co.uk/Property/MDH108363



Property Ref:
MDH108363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk