



Wellington Close, West Row, Bury St. Edmunds, IP28 8PJ

welcome to

Wellington Close, West Row, Bury St. Edmunds

William H Brown are now in receipt of an offer for the sum of £330,000 for 29 Wellington Close, West Row, Bury St. Edmunds, IP28 9PJ. Anyone wishing to place an offer on the property should contact William H Brown, 17 High Street, Bury St. Edmunds prior to exchange of contracts.

Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath, window to front aspect and doors to:

Lounge

28' 5" x 13' 2" (8.66m x 4.01m)

With three radiators, wood burning stove with slate surround, two sky lights, double glazed windows to front and side aspects and double glazed French doors with glazed side panels to rear garden.

Kitchen

17' 4" max x 10' 5" max (5.28m max x 3.17m max)

With a fitted range of base units and drawers and matching wall units, matching breakfast bar with storage cupboards beneath, inset sink and drainer unit, built in under oven with hob and chimney style extractor over, integrated dishwasher, double glazed window to rear aspect, door to utility room and open plan to:

Dining Room

11' 10" x 11' 1" (3.61m x 3.38m)

With radiator, double glazed window to front aspect and door returning to entrance hall.

Utility Room

6' 5" x 5' 4" (1.96m x 1.63m)

With sink and drainer unit, spaces for washing machine and tumble dryer, radiator, double glazed door to rear garden and door to:

Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin, extractor fan and double glazed window to rear.

First Flooring Landing

With storage cupboard and doors to:

Bedroom 1

15' 6" x 13' 2" (4.72m x 4.01m)

With radiator, built in wardrobe, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wash hand basin, towel ladder radiator and double glazed window to rear.

Bedroom 2

12' into wardrobes x 11' max (3.66m into wardrobes x 3.35m max)

With radiator, fitted wardrobes and double glazed window to rear aspect.

Bedroom 3

11' 1" into wardrobes x 10' 8" (3.38m into wardrobes x 3.25m)

With radiator, fitted wardrobes and double glazed window to front aspect.

Bedroom 4

8' 6" x 7' 4" (2.59m x 2.24m)

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath, low level w.c, wash hand basin and double glazed window to rear.





Outside

The front of the property is laid to grey shingle providing off road parking for several cars. The rear garden has paved patio areas, predominantly laid to lawn with a selection of shrub and plants borders and fully enclosed. Within the garden there is a large storage shed.



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**Wellington Close, West Row,
Bury St. Edmunds**

- No Onward Chain
- Four Bedrooms
- Cul-De-Sac Position
- Village Location
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£330,000

view this property online williamhbrown.co.uk/Property/MDH108399



Property Ref:
MDH108399 - 0003

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.



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