



Holly Walk, Beck Row IP28 8UB

welcome to

Holly Walk, Beck Row

An extended semi-detached house located within a popular residential area of Beck Row offering four bedrooms, one with en-suite facilities, dual aspect living/dining room and garage with driveway for two cars - offered to the market with no onward chain. Viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor, tiled flooring and openings to:

Living/Dining Room

22' 1" x 11' 8" max (6.73m x 3.56m max)

With two radiators, serving hatch to kitchen, double glazed window to front aspect and double glazed sliding patio door to rear garden.

Kitchen/Breakfast Room

19' 4" max x 9' 9" max (5.89m max x 2.97m max)

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel double sink and drainer unit with mixer tap, built in under oven with electric hob and extractor over, spaces for fridge/freezer and washing machine, radiator, tiled flooring, serving hatch to dining area, under stair storage cupboard, double glazed window to rear aspect and double glazed French doors to rear garden.





First Floor Landing

With loft access and doors to:

Bedroom 1

11' 2" x 11' (3.40m x 3.35m)

With radiator, built in wardrobes with over bed storage, double glazed window to rear aspect and door to:

En Suite

Fitted with a suite comprising shower cubicle, low level w.c, pedestal wash hand basin with mixer tap, fully tiled, radiator, extractor and double glazed window to rear.

Bedroom 2

10' 7" x 8' 1" (3.23m x 2.46m)

With radiator, sloping ceiling with restricted head height, built in wardrobe with sliding mirrored doors and sky light.

Bedroom 3

11' 2" max x 10' 7" max (3.40m max x 3.23m max)

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

Bedroom 4

10' 4" max x 7' 7" max (3.15m max x 2.31m max)

With radiator, built in over stairs storage cupboard and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising enclosed bath with shower over and shower screen, pedestal wash hand basin with mixer tap, low level w.c, part tiled, radiator, extractor and sky light.

Outside

To the front of the property there is a block paved driveway for two cars leading to the integrated single garage. The remainder of the front garden is laid to lawn.

The rear garden has an initial patio area adjacent to the dining area and opens to a mainly lawned garden, storage shed and fully enclosed.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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



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welcome to

Holly Walk, Beck Row Bury St. Edmunds

- No Onward Chain
- Semi-Detached House
- Four Bedrooms
- En-suite to Bedroom One
- Driveway for Two Cars

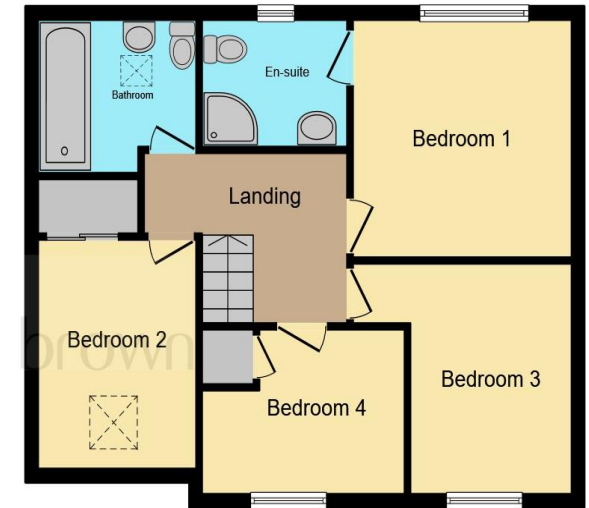
Tenure: Freehold
EPC Rating: D
Council Tax Band: C

offers in excess of

£260,000



Ground Floor



First Floor

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

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Property Ref:
MDH108369 - 0007

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