

# 16 Elmcroft Close - Offers In Excess Of £350,000

Beck Row Suffolk IP28 8RP

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £350,000

## The Property

**OFFERED FOR SALE CHAIN FREE!**

A modern detached family home in a popular area of the village of Beck Row, located just outside of Mildenhall. Offering fantastic living accommodation throughout, to include a kitchen/breakfast room, separate living & dining rooms, study, 4 bedrooms, 3 bathrooms and a separate cloakroom. Outside there is an enclosed garden, garage & lots of parking. Call now to view!

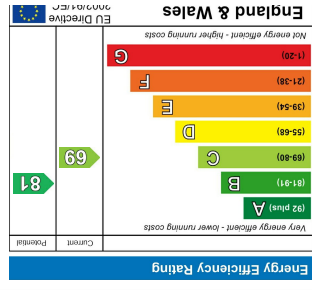
## Features

- **SPACIOUS DETACHED HOUSE**
- **SEPARATE DINING ROOM**
- **4 GOOD SIZED BEDROOMS**
- **OIL HEATING & ENERGY RATING - C**
- **STUDY**
- **APPROXIMATE SIZE - 1561 SQ FT.**
- **FAMILY BATHROOM, 2 EN-SUITES & CLOAKROOM**
- **GARDEN, GARAGE & LOTS OF PARKING**
- **CALL NOW TO VIEW**
- **CHAIN FREE**

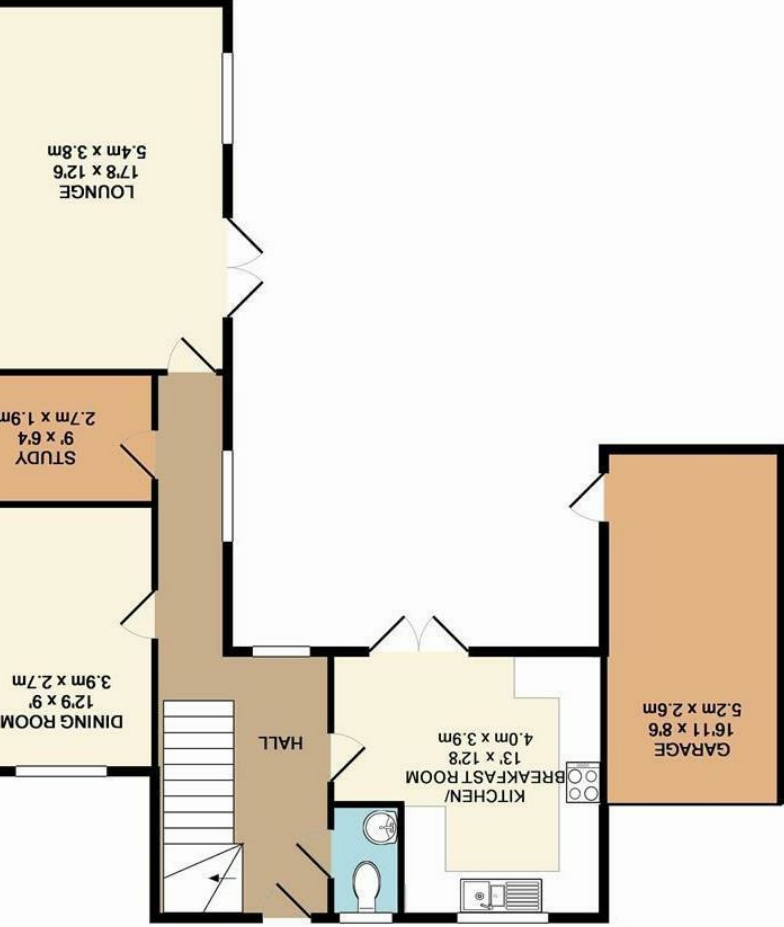
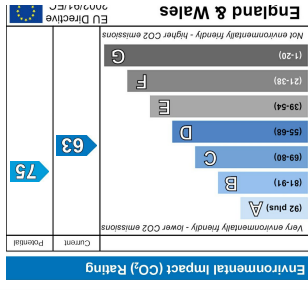




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

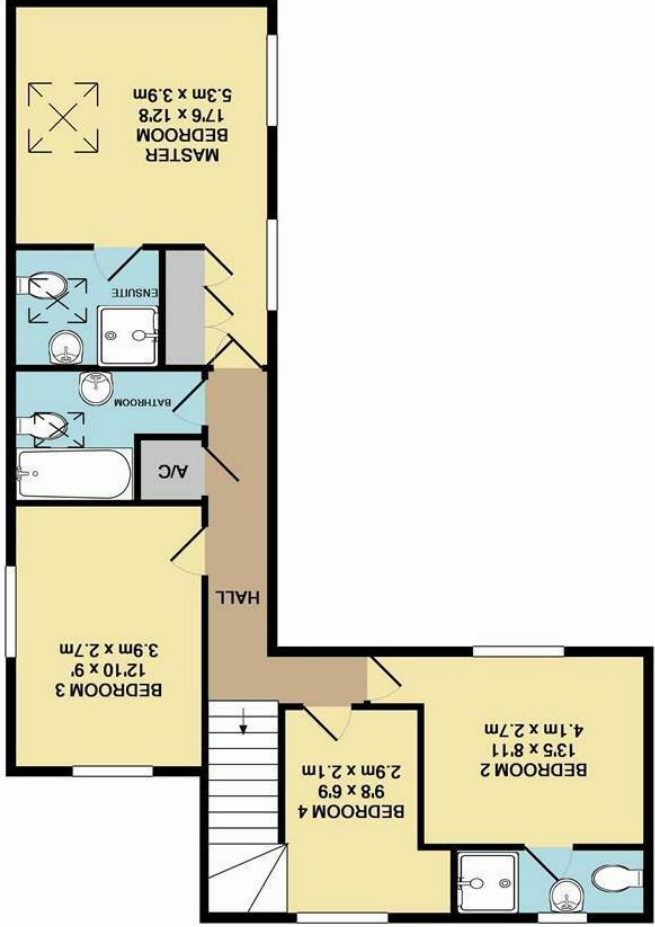


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 853 SQ.FT.  
 (79.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
 APPROX. FLOOR  
 AREA 708 SQ.FT.  
 (65.7 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)



Shires Residential  
 4 New Street, Mildenhall, Suffolk, IP28 7EN  
 T: 01638 712132  
 E: mildenhall@shiresresidential.com  
 www.shiresresidential.com