

35 Wellington Close - Asking Price £280,000

West Row IP28 8PJ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £280,000

The Property

Located in the sought after village of West Row, this delightful 3 bedroom semi-detached house presents an excellent opportunity for your next home. The inviting reception room serves as a perfect lounge diner, seamlessly leading to the garden, where you can enjoy the tranquillity of the outdoors.

The house is equipped with double glazing, ensuring warmth and energy efficiency throughout the year. The oil-fired radiator heating system adds to the comfort of this lovely home. One of the standout features of this property is the picturesque views it offers; it overlooks a green area at the front and expansive fields at the rear, providing a serene backdrop for everyday life.

For those with vehicles, the property includes parking for up to three cars, complemented by a garage and a stylish herringbone block-paved driveway. There is also potential to extend into the garage, allowing for further personalisation and enhancement of the living space.

With its appealing features and prime location, this property is a must-see for anyone seeking a new home in West Row.

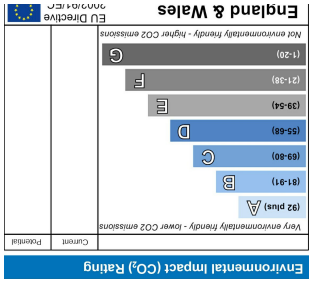
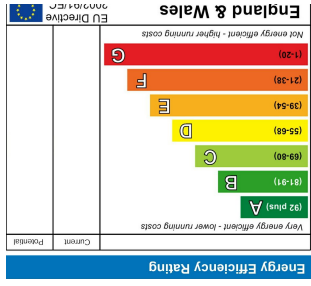
Features

- 3 BEDROOM SEMI DETACHED HOUSE IN WEST ROW
- OVER LOOKING A GREEN TO THE FRONT AND FIELD VIEWS TO THE REAR
- WELL KEPT SOUTHERLY FACING REAR GARDEN
- GARAGE AND 2 CAR HERRINGBONE BLOCK PAVED DRIVE
- LOUNGE/DINER OPENING ON TO THE GARDEN
- OIL FIRED RADIATOR HEATING
- DOUBLE GLAZED WINDOWS, SOFFITS, FASCIAS, GUTTERS CHANGED IN LAST 8 YEARS
- POPULAR VILLAGE OF WEST ROW
- TILED FAMILY BATHROOM/WC
- CALL US NOW TO BOOK YOUR VIEWING





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.

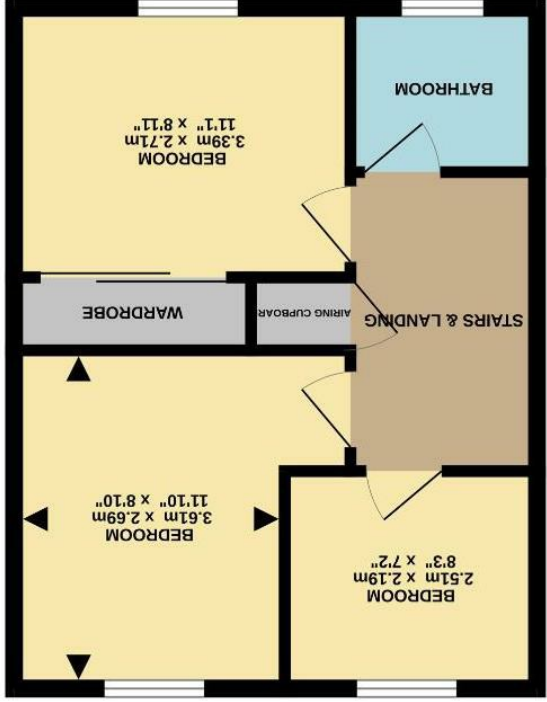


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

TOTAL FLOOR AREA : 89.6 sq.m. (965 sq.ft.) approx.



GROUND FLOOR
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



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