



Kestrel Close, Beck Row, IP28 8EP

**CHEFFINS**

## Kestrel Close

Beck Row,  
IP28 8EP

- Detached House
- 3 Bedrooms - 1 Ensuite
- First Floor Bathroom
- Enclosed Rear Garden
- Views over Open Fields
- Driveway & Garage
- NO CHAIN

A detached 3 bedroom family home located near Mildenhall with easy access to the A11. The accommodation comprises a living/dining room, kitchen, cloakroom, 3 bedrooms with 1 ensuite and a family bathroom. External features include an enclosed rear garden with aspect over open fields, a driveway and garage. NO CHAIN - viewing essential.

3 2 1

Guide Price £269,000





## LOCATION

BECK ROW the village offers a range of shops and services for everyday needs. A greater variety of amenities can be found nearby in the market town of Mildenhall, which is rich in history and culture and the town of Bury St Edmunds. Mildenhall is known nationally for the nearby USAF air base and offers a good range of shopping, education and leisure services. Mildenhall is approximately 2 miles from the A11 Five Ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the north east and Newmarket (10 miles) and London to the south and south west.

**ENTRANCE HALL**

with entrance door, stairs to the first floor.

**LIVING/DINING ROOM**

with a window to the rear aspect and double doors to the garden.

**KITCHEN**

with base mounted cupboards, stainless steel sink, space for fridge, space for washing machine, space for cooker with an extractor hood over, radiator, door to the side aspect.

**CLOAKROOM**

with a low level WC, hand wash basin, window to the front aspect.

**FIRST FLOOR****LANDING**

with an airing cupboard, window to the side aspect.

**BEDROOM 1**

with a radiator, window to the rear aspect.

**ENSUITE SHOWER ROOM**

with a shower cubicle, hand wash basin, low level WC, window to the front aspect.

**BEDROOM 2**

with a radiator, window to the rear aspect.

**BEDROOM 3**

with a radiator, window to the side aspect.

**BATHROOM**

with a panelled bath, low level WC, hand wash basin, window to the side aspect.

**OUTSIDE**

To the rear of the property is a garden laid to lawn with a pathway, gated side access, oil tank.

To the front is a driveway providing off-road parking and leading to the garage.

**GARAGE**

with an up and over door, pedestrian door into garden.

**Sales Agents Notes**

Please note the property sale is subject to probate being granted.

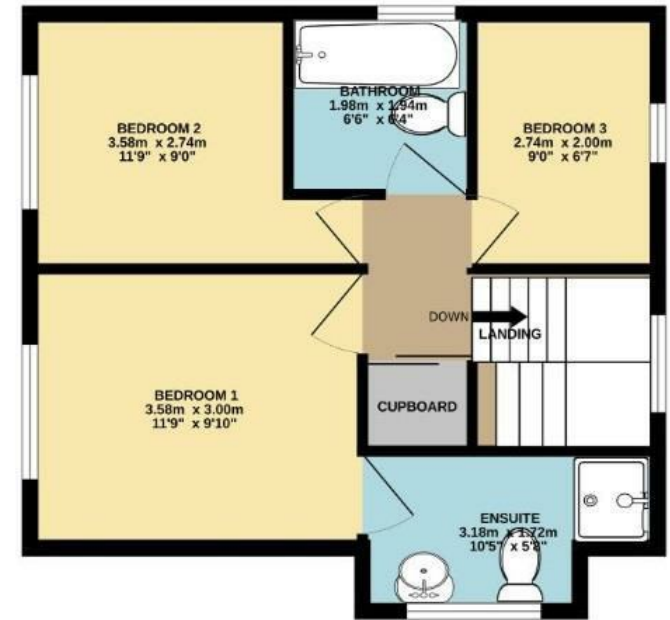
For more information on this property, please refer to the Material Information Brochure on our website.



GROUND FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Guide Price £269,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - West Suffolk

TOTAL FLOOR AREA : 78.8 sq.m. (848 sq.ft.) approx.

Whilst 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.  
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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

