MOLYNEUX
ESTATE AGENTS



Victoria Close

West Row, IP28

Guide price £300,000

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Description

GUIDE PRICE £300,000 - £325,000. This exceptionally well-presented home enjoys contemporary accommodation throughout and boasts a sought-after village location as well as a modern electric air source heating system and south facing rear garden!

Upon entering the property you will find a spacious and welcoming entrance hall which includes a cloakroom W.C and stairs leading to the first floor landing. There is a modern kitchen which offers a range of wall and base level units, stainless steel sink and drainer as well as a multitude of integrated appliances including a fridge freezer, dishwasher, cooker and electric hob with extractor hood fitted over.

The downstairs accommodation is concluded by a generous sized lounge/ dining room which features an impressive media wall with recessed lighting, as well as French doors overlooking the rear garden.

Upstairs the property comprises four well-proportioned bedrooms, the largest of which benefits from an en suite shower room with W.C and wash hand basin. In addition, there is a family bathroom which includes W.C, wash hand basin and bath with shower attachment over. The first floor landing also offers a useful storage cupboard and an access hatch into the loft space above.

The property includes a garage, with both front and personal door access, and a block paved driveway in front providing ample off street parking plus electric charging point. There is also a well-maintained south facing rear garden which is predominantly laid to lawn and enjoys a decking area and pergola for seating/ entertaining.

Molyneux Estate Agents would highly recommend viewing to fully appreciate the spacious and modern accommodation available, within a popular village location! West Row is a sought after Suffolk village, situated approx 2 miles from Mildenhall Town, which offers plenty of amenities such as Judes Ferry public house alongside the River Lark as well as a post office/ general store, fish and chip shop and a village hall.

Measurements

Cloakroom W.C - 6'2" max x 3'4" max

Lounge - 18'7" max x 15'3" max

Kitchen - 12'2" x 7'4"

Bedroom - 13'11" max x 11'10" max

En Suite Shower Room - 6'4" x 5'2"

Bedroom - 12'4" max x 10'2" max

Bedroom - 10'4" x 8'6"

Bedroom - 6'9" x 6'7"

Family Bathroom - 8'7" x 5'10"

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
We understand planning has been approved and construction is underway for a small development of nine dwellings off Mildenhall Road, details of which can be found on the West Suffolk planning portal under reference DC/22/1926/OUT.

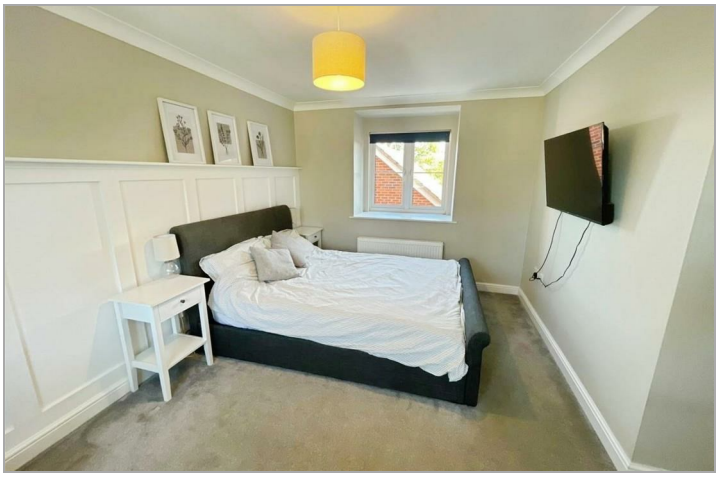
Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





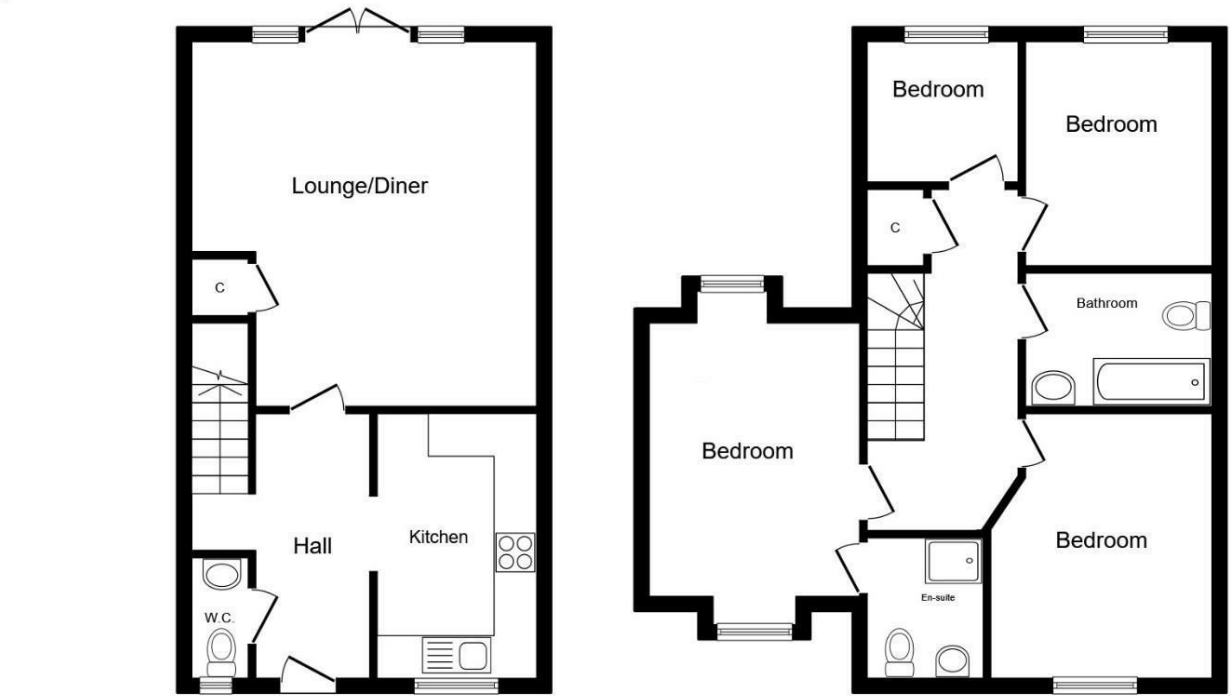








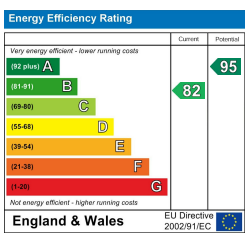


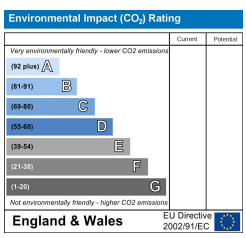


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**