



Victoria Close

West Row, IP28

Price £325,000

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Description

Located in the charming village of West Row, just outside of the market town of Mildenhall, this stunning detached chalet-style home offers a perfect blend of modern living and village charm. Built in 2020, the property boasts a contemporary design and an efficient air source heating system, ensuring comfort and sustainability throughout the year.

Upon entering, you are welcomed into a spacious entrance hall, which leads to the generous lounge, which provides an inviting atmosphere for relaxation and entertainment. The ground floor also features a well-appointed kitchen/diner, ideal for family meals and gatherings, along with a convenient cloakroom.

Upstairs, you will find three generously sized bedrooms, including a master suite complete with an en-suite shower room for added privacy, as well as two built-in wardrobes. The family bathroom serves the other two bedrooms, making this home perfect for families or guests.

Outside, the property is equally impressive. It offers parking for several vehicles, with a carport and a dedicated parking area at the rear. The enclosed rear garden is a delightful retreat, featuring a patio area with a charming pergola, perfect for alfresco dining or enjoying a quiet evening. The garden also includes a well-maintained lawn and artificial grass, providing a low-maintenance outdoor space for leisure and play. There is also a versatile outbuilding/shed offering storage solution or workshop potential.

This property is situated in a sought-after location, combining the tranquillity of village life with easy access to local amenities. Whether you are looking for a family home or a peaceful retreat, this delightful property in West Row is sure to impress.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon

to arrange,
01842 818282
info@molyneuxestateagents.co.uk

Agents Note

The property is within close proximity of the development of new homes being built.

Measurements

Entrance Hall

Cloakroom

Lounge - 24' 9" x 13' 3" max

Kitchen/ Diner - 19' 4" x 8' 7"

Stairs to first floor landing

Bedroom 1 - 14' 1" max x 8' 9" plus door recess

En-Suite

Bedroom 2 - 12' 9" x max x 10' 6" max

Bedroom 3 - 9' 11" x 8' 9" max

Bathroom - 8' 7" x 6' 3"

Council Tax band - D

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. Our trusted partner, Coadjute, 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

Tel: 01842 818282

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.

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.

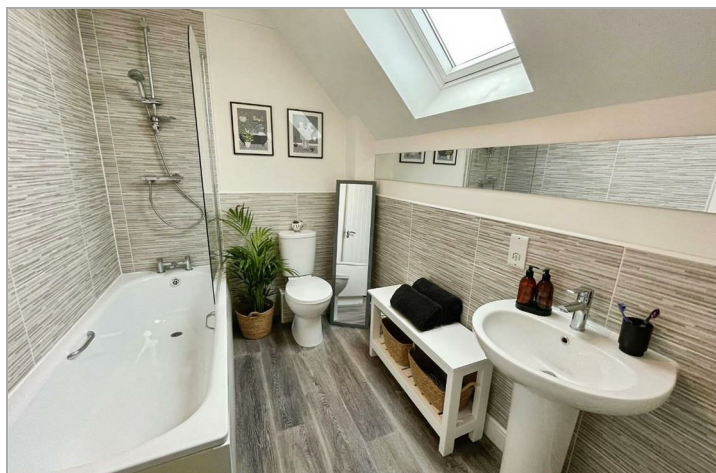
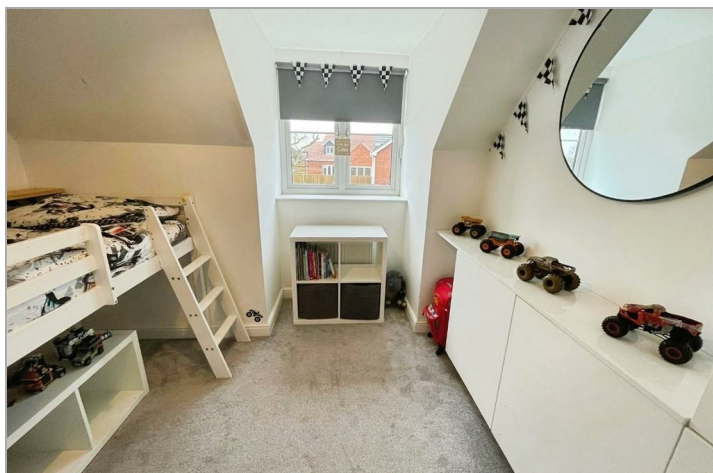
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

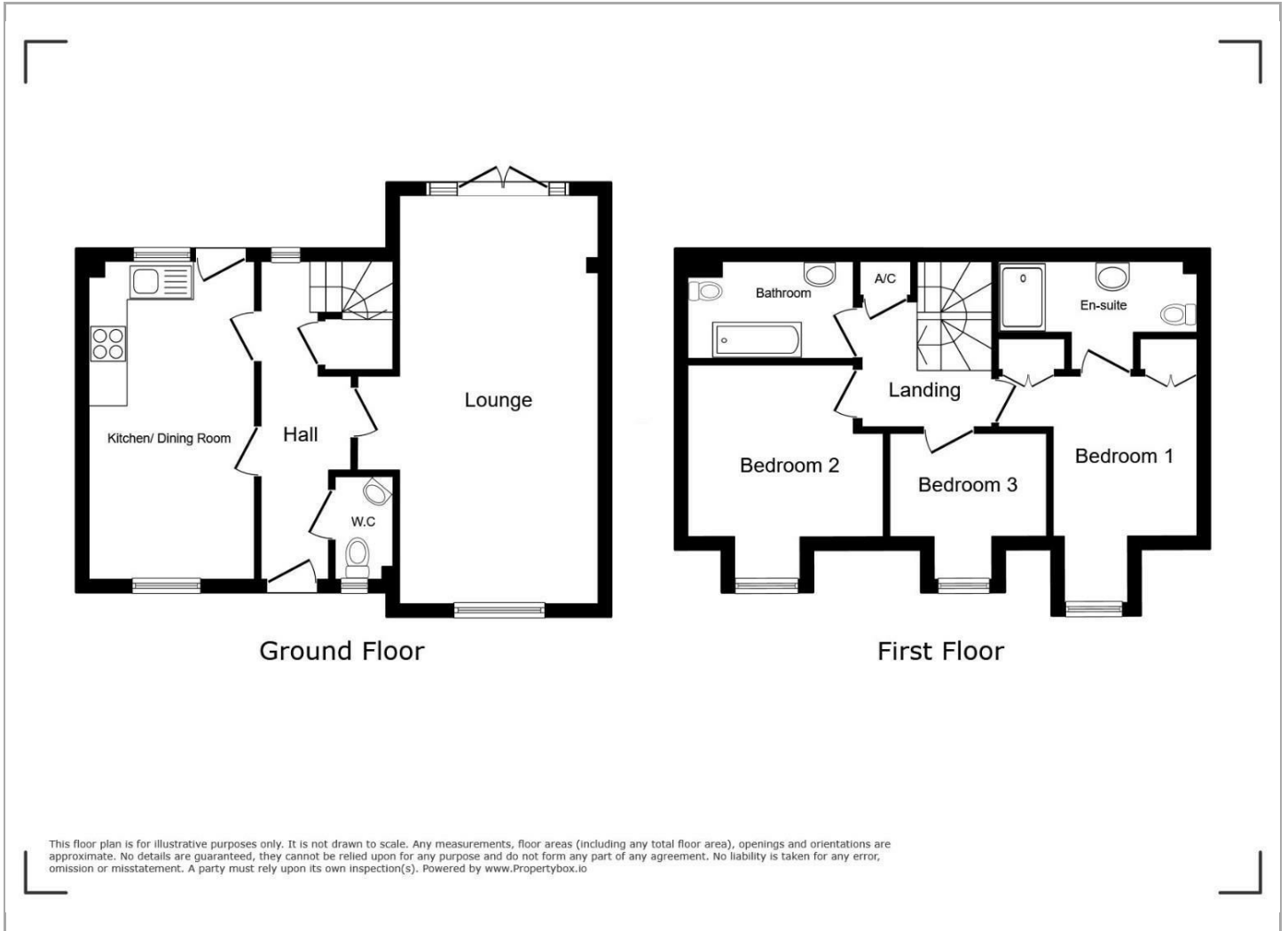
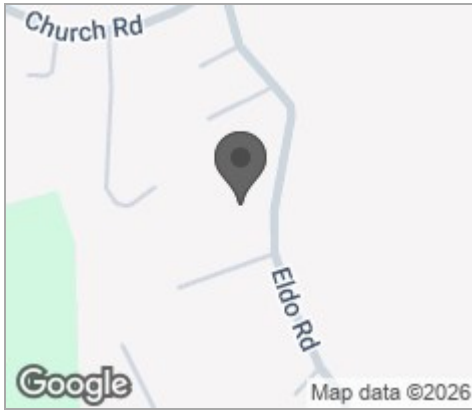
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

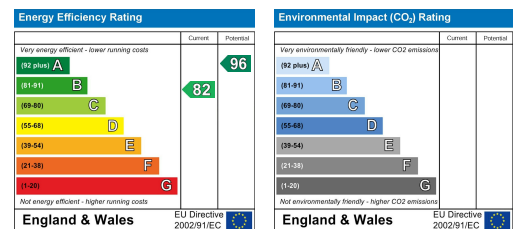
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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