MOLYNEUX
ESTATE AGENTS



Church Road

West Row, IP28

Price £325,000

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Description

This extended and improved family home enjoys circa. 1400sqft of exceptionally well-presented accommodation and is located within the popular, Suffolk village of West Row.

The property benefits from an updated, modern electric heating system, replacement kitchen and hot water cylinder as well as a recently constructed (2025) front porch which provides a welcoming space to remove coats and shoes.

The front porch and link to the existing garage has been completed under a householder planning application to include a. single storey front extension to create porch link to existing garage with pitched roof b. cladding to front elevation c. two storey side extension d. single storey rear extension. Full details of the planning permission can be found on the West Suffolk planning portal under reference DC/23/1487/HH which was granted 2nd November 2023.

Downstairs, you will find a generous sized lounge boasting an attractive, feature fireplace as well as two windows to the front aspect which allows natural light to flood inside the living space.

There is an impressive and contemporary kitchen/ breakfast room with bifold doors overlooking the rear garden, offering a range of wall and base level, shaker style units, inset sink unit and drainer, integrated fridge freezer, cooker and electric hob with extractor hood fitted over, plus ample space for a freestanding dishwasher.

The property benefits from a good sized storage and utility room with further space for appliances, providing access to a cloakroom W.C as well as a versatile, downstairs reception room which is currently set up as a home office/ study. This could easily become a dining room or downstairs bedroom and, subject to neccesary planning permission, offers exciting annexe potential for an elderly relative or teenager(s).

Upstairs, there are three well-proportioned bedrooms, most notably an expansive primary bedroom which extends to over 16ft and includes built in wardrobes as well as two windows to the rear aspect. The second bedroom also benefits from built in wardrobes, whilst the third bedroom includes a shower cubicle which is no longer in use.

The internal accommodation is concluded by a spacious, family bathroom comprising W.C, wash hand basin set within a vanity unit, P-shaped bath with shower screen and an airing cupboard housing the hot water cylinder.

Outside, the property enjoys a block paved driveway which provides ample off street parking space for three or four vehicles in front of the garage. The garage benefits from power and light as well as an 'up and over' front door, plus personal door access from the rear garden.

The rear garden includes an attractive patio and shingled seating area, ideal for entertaining, as well as a lawn, wood storage and two useful timber sheds.

Measurements

Entrance Porch - 6'1" max (2'10" min) x 3'8 max (2'6" min)

Lounge - 17'10" max x 14'00" max

Kitchen/ Breakfast Room - 15'10" x 10'7"

Utility Room - 10'7" x 7'10"

Study/ Dining Room - 11'10" x 10'5"

Cloakroom W.C - 4'11" max x 4'9" max

Bedroom - 16'2" x 10'7"

Bedroom - 10'9" x 10'3"

Bedroom - 10'4" max x 9'8" max

Family Bathroom - 10'7" max x 7'7" max

Anti-money Laundering & 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. Our compliance 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 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
Prospective purchasers are advised that Japanese knotweed has been identified within the boundary of the property historically. The sellers are prepared to arrange a Japanese knotweed survey prior to a sale proceeding.

Council Tax Band - West Suffolk, D.

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.





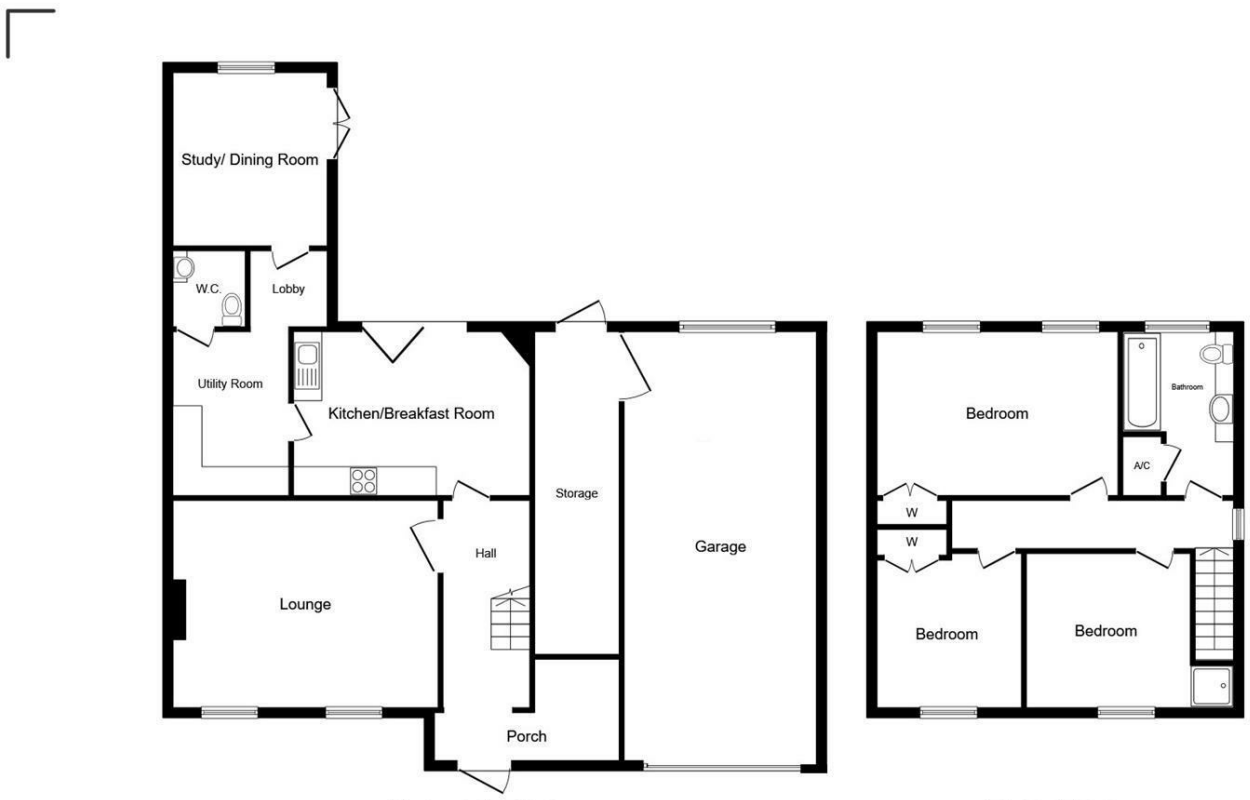








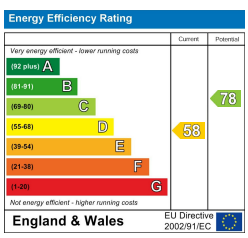


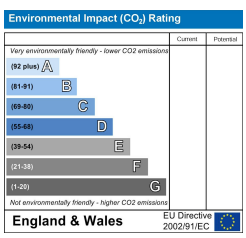


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

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