MOLYNEUX
ESTATE AGENTS

The Street

Freckenham, IP28

Price £350,000

3 2 1 E

The Street

Freckenham, IP28

Price £350,000

Description

Offered to the market with NO ONWARD CHAIN, this delightful detached house offers a perfect blend of character and contemporary living. The property has been recently renovated throughout to include a range of high end fixtures and fittings.

Upon entering you are greeted by a welcoming entrance hallway which leads to a substantial lounge and dining room, providing an impressive space for both relaxation and entertaining. The room benefits from dual aspect windows to the front and side, as well as French doors to the rear garden, flooding the space with natural light. Across the hall you will find the exceptionally well-presented kitchen with contemporary wall and base units that includes a single sink unit, integrated cooker with induction hob and extractor and integrated dishwasher, as well as space and plumbing for an additional appliance. The kitchen also enjoys dual aspect windows to the front and side and features a door to the rear garden. A convenient WC with hand basin and frosted window adjoins the kitchen.

Upstairs, the house boasts three well-proportioned bedrooms and a family bathroom, accessed from the spacious landing with a built in storage cupboard. The generous master bedroom features an en suite shower room, complete with a double shower tray, WC and hand basin, as well as heated towel rail. All bedrooms include dual aspect windows, with an added Velux skylight in the master. The attractively tiled family bathroom contains a free-standing bath with shower attachment, WC and hand basin.

In addition to the main living accommodation, the property includes a large converted outbuilding, which presents a versatile space that offers annexe potential (subject to the necessary permissions) or can be used as a home office, gym or hobby space. Attached to the outbuilding is an sizeable boiler room, housing the oil fired boiler that services the central heating system, and separate storage room, significantly enhancing the practicality of the home.

The fully enclosed rear garden is predominantly laid to lawn and features a patio seating area, perfect for outdoor gatherings or simply enjoying the peaceful surroundings, and side access gate.

Whether you are a first-time buyer or seeking a family home in a picturesque setting, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Measurements

Kitchen - 15'11" x 8'2" max

Living Room - 28'11" x 13'

Outbuilding - 19'10" x 13'3"

Bedroom 1 - 13'2" x 13'1" max

En Suite - 13'2" x 13'1"

Bedroom 2 - 13'2" x 9'7" max

Bedroom 3 - 9'7" x 8'4"

Downstairs WC - 7'8" x 3'5" (with additional storage space)

Family Bathroom - 8'4" x 5'11" max

Boiler Room - 14'3" x 5'3"

Store Room - 14'4" x 6'5"

Anti-Money Laundering 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. Our compliance partner, Coadjute, will securely manage these

Tel: 01638 474164

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
Photos were taken prior to current tenant moving in. This property is located in a conservation area, please contact the office for further details.

Council Tax Band - West Suffolk, D.

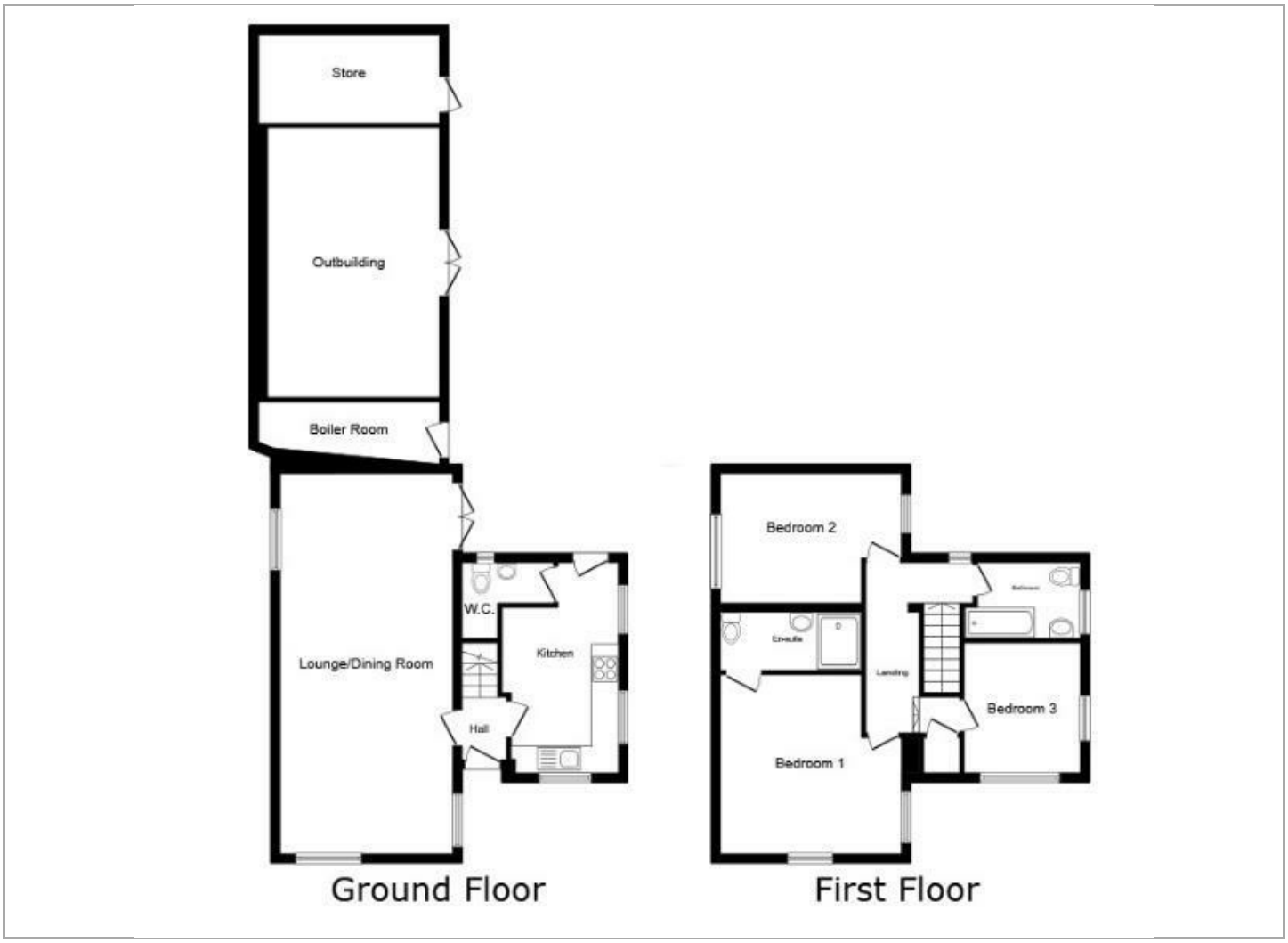
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

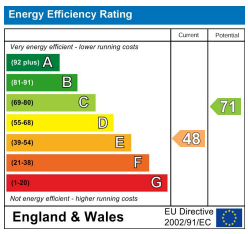
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

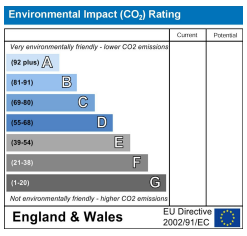
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



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**