



Birch Walk

, IP27

Offers over £265,000

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, Raf Lakenheath, IP27

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Description

This superb and modern semi-detached home is available with no onward chain and would be an ideal family home or investment. The property is located on the popular Lords Walk development and offers spacious accommodation throughout.

Downstairs the house benefits from a welcoming entrance hall which has been opened up allowing ample space to remove coats and shoes. The entrance hall includes a useful understairs storage cupboard, cloakroom W.C as well as stairs to the first floor landing. There is an impressive, open plan kitchen which includes a range of wall and base level units, stainless steel sink and drainer, pantry storage cupboard as well as space for a fridge freezer and cooker, with an extractor hood fitted over.

The downstairs accommodation is concluded by a lounge/dining room with UPVC patio doors overlooking the rear garden and a separate utility room which includes a butler sink, additional wall and base level units, further space for a washing machine and tumble drier and a UPVC door leading outside to the rear garden.

Upstairs the property enjoys three double bedrooms which all offer built in wardrobes, in addition to a contemporary family bathroom which comprises W.C, wash hand basin and a bath with shower over. The first floor landing also features an airing cupboard, large storage cupboard and a loft access hatch.

Outside the house includes ample driveway off street parking as well as a front garden which is laid to lawn. The fully enclosed rear garden benefits from a patio for seating/entertaining, a concrete base bbq area as well as a useful storage shed which incorporates a covered seating/ storage area over a concrete base.

Measurements

Entrance Hall - 8'10" x 3'03"

Cloakroom W.C - 5'4" x 3'5"

Lounge - 15'6" x 10'11"

Dining Room - 10'3" x 9'7"

Kitchen - 12'4" max x 6'10" max

Utility Room - 8'5" x 5'7"

Bedroom - 14'3" x 9'2"

Bedroom - 12'10" x 9'10"

Bedroom - 12'3" max x 9'5" max

Family Bathroom - 7'5" x 6'1"

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

Council Tax Band - West Suffolk, B.

Tel: 01842 818282

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.

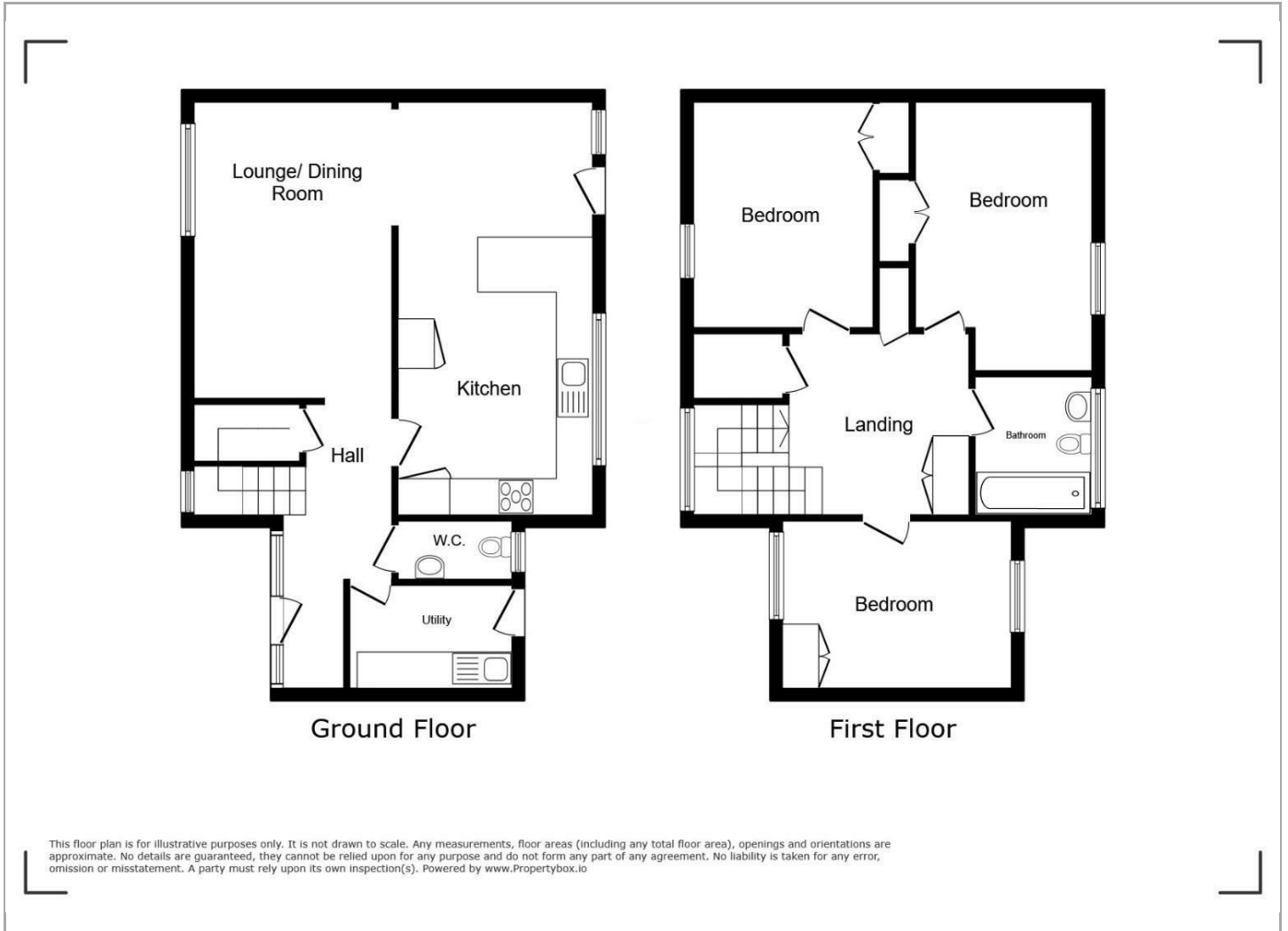
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

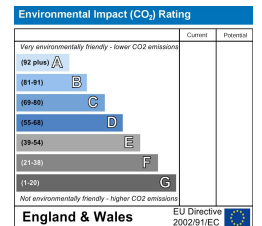
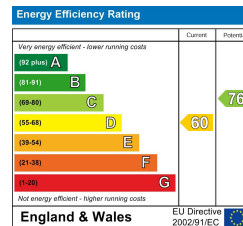
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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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