41 West Street - Asking Price £350,000

Icklingham Bury St. Edmunds IP28 6QB

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Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Asking Price £350,000

The Property

Located in the peaceful village of Icklingham, this three-bedroom semi-detached home offers a fantastic opportunity for families, buyers looking to personalise a property, or anyone seeking a countryside lifestyle with excellent access to nearby towns.

One of the standout features of this property is the large rear garden, which enjoys attractive views over open fields. The garden offers excellent potential and includes a fish pond, garden lodge, vegetable garden and several sheds, making it ideal for keen gardeners, families, or those who enjoy outdoor space.

The property is arranged over two floors and offers generous living space throughout. Upstairs, there are three bedrooms, providing ideal accommodation for a family or those needing additional space for a home office or guest room. The family bathroom is located downstairs, along with a separate ground floor WC for added convenience.

The ground floor includes a kitchen, living room and dining room, offering flexible space for day-to-day family living and entertaining. Leading off from the kitchen is an additional extended room, currently used as a utility and storage area, adding further practicality to the home.

This home is well suited to buyers who are looking for a property they can improve and put their own stamp on, while also benefiting from a generous plot and a desirable village setting.

Icklingham is a quiet and charming village surrounded by countryside, offering a peaceful setting while remaining conveniently accessible to Bury St Edmunds, Cambridge and Newmarket. The location provides a balance of rural living with good links to surrounding towns and amenities.

Agent notes

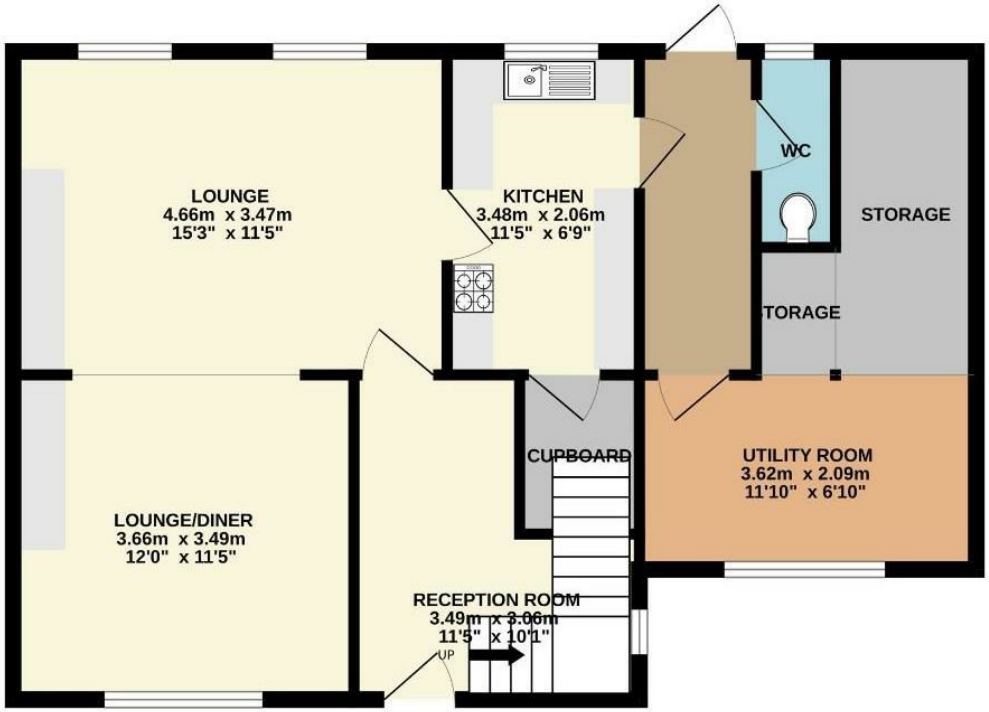
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

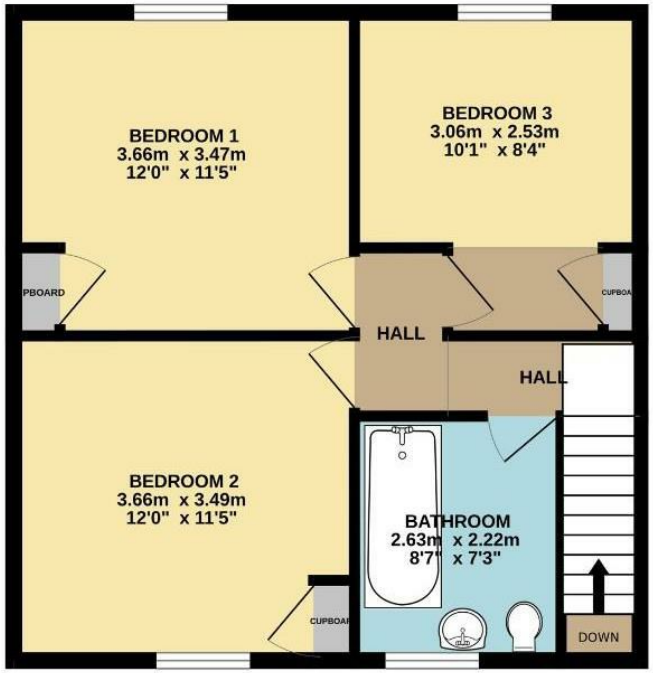
- THREE-BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN THE QUIET VILLAGE OF ICKLINGHAM
- LARGE REAR GARDEN OVERLOOKING OPEN FIELDS
- SPACIOUS KITCHEN, LIVING ROOM AND DINING ROOM
- EXTENDED UTILITY AND STORAGE ROOM OFF THE KITCHEN
- DOWNSTAIRS FAMILY BATHROOM
- SEPARATE DOWNSTAIRS WC
- LARGE GARDEN
- IDEAL FAMILY HOME WITH EXCELLENT POTENTIAL TO IMPROVE
- CLOSE TO BURY ST EDMUNDS, CAMBRIDGE, MILDENHALL

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
66.9 sq.m. (720 sq.ft.) approx.



1ST FLOOR
46.8 sq.m. (504 sq.ft.) approx.



TOTAL FLOOR AREA : 113.7 sq.m. (1224 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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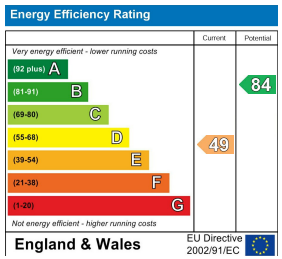

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