MOLYNEUX
ESTATE AGENTS



# The Street

, IP28

Offers over £300,000

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# The Street

, Beck Row, IP28

## Offers over £300,000







### Description

This stunning and individual family home has been thoughtfully updated throughout and enjoys a non-estate location with an attractive garden, garage and ample driveway off street parking for 4-5 cars! The property benefits from a multitude of improvements which the current homeowners have made since 2022, including a new oil fired central heating boiler, oil tank and hot water cylinder, new windows and doors, new flooring throughout, new kitchen and bathrooms, new fencing and a new gravel driveway to the front and side to form multi-car parking.

Upon entering the property you will find a welcoming entrance hall, providing ample space to remove coats and shoes, plus stairs leading to the first floor landing. The entrance hall includes a useful downstairs W.C with wash hand basin plus space and plumbing for a freestanding washing machine and tumble drier.

The stunning kitchen/ breakfast room was replaced in 2024 and offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker with an electric hob and extractor hood fitted over, plus space for an American style fridge freezer and dishwasher.

The hallway leads into a generous sized lounge at the rear of the house, extending to almost 19ft, with attractive and low maintenance Polyflor flooring as well as French doors which open into a conservatory.

Upstairs the property features four well-proportioned bedrooms in addition to a modern and spacious family bathroom, comprising a tiled floor, W.C, wash hand basin and bath with shower fitted over.

The garage is home to the hot water cylinder and electrical fuse board and benefits from a front up and over door as well as personal door access from the rear, power and light and space and plumbing for appliances.

Outside, the property boasts a well maintained rear garden which is predominantly laid to lawn, with a variety of mature trees, shrubs and plants, and a patio area for seating/ entertaining. The garden was overhauled in 2024 including replacement of the brickwork pier for double gates which enclose one gravelled driveway parking space beside the house.

### Measurements

Kitchen/ Breakfast Room - 12'9" max x 11'4" max

Lounge - 18'8" max x 12'10" max

Conservatory - 9'5" x 9'3"

Bedroom - 13'8" x 11'6"

Bedroom - 12'00" max x 11'11" max

Bedroom - 12'6" max x 9'1" max

Bedroom/ Study - 9'4" max (6'0" min) x 8'5" 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
Council Tax Band - West Suffolk, D.

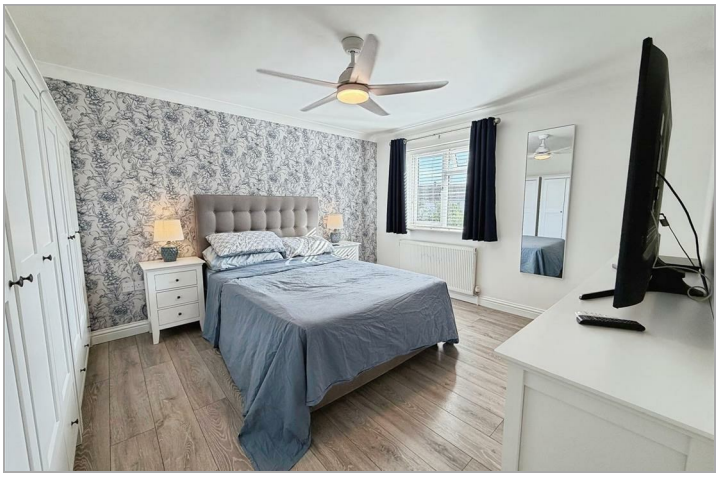
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

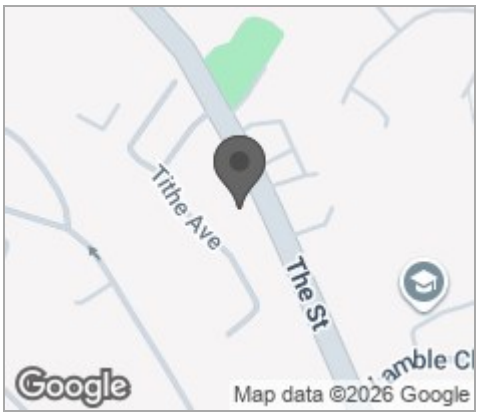
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.















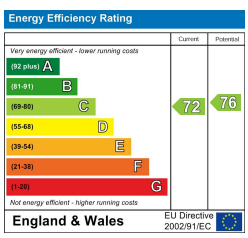


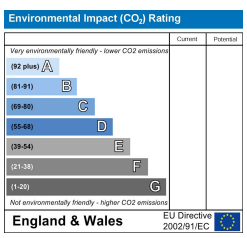




## Viewing

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.

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