



The Estate Agency Hub



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Property Brochure

28 Blenheim Close, West Row, IP28 8QA



Key Features

- Three-Bedroom Mid Terrace House
- Living Room With French Doors Onto Rear Garden
- Master Bedroom With En-Suite Shower Room
- Downstairs WC & Upstairs Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Low Maintenance Enclosed Rear Garden
- Field Views To The Rear Of The Property
- EV Charging Point & Off Road Parking To The Front
- Offering Excellent Access To Local Amenities

Property Description

Enjoying a tucked-away position at the end of a quiet cul-de-sac, we are delighted to offer for sale this spacious and well-presented three-bedroom mid-terrace home.

The accommodation comprises an entrance hall, a convenient downstairs WC, a generous kitchen/breakfast room, and a bright living room with French doors opening onto the rear garden. The first floor offers the master bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the rear garden has been designed for low maintenance, featuring a recently installed artificial lawn, a decking area and a timber storage shed. The property also features off-road parking to the front of the property and an EV charging point.







Accommodation:

Entrance Hall – Door to front aspect. Under stairs storage cupboard and radiator.

Cloakroom – Window to front aspect. WC, wash hand basin with vanity unit and radiator.

Kitchen – 16'10" x 8'4" (5.13m x 2.54m) – Window to front aspect. Matching wall and base units with work surfaces over, sink and drainer with mixer tap. Space for washing machine, tumble dryer and fridge/freezer. Cupboard housing boiler, electric oven, electric hob and extractor over.

Living Room – 15'9" x 15'0" (4.8m x 4.6m) – Windows to rear aspect and French doors into rear garden. Radiator.

First Floor Landing – Doors to all bedrooms and family bathroom.

Bedroom One – 14'1" x 8'5" (4.29m x 2.57m) – Window to rear aspect. Radiator and door to en-suite.

En-Suite – Shower cubicle with electric shower, WC and wash hand basin. Radiator.

Bedroom Two – 10'2" x 8'5" (3.11m x 2.57m) – Window to front aspect and radiator.

Bedroom Three – 11'0" x 6'10" (3.35m x 2.08m) – Window to rear aspect and radiator. Loft access.

Bathroom – Window to front aspect. Bath with shower attachment, WC and wash hand basin with fitted vanity unit. Heated towel rail.

Outside

Front: Low maintenance frontage featuring artificial lawn and a paved pathway leading to the front entrance. Additional benefits include an outside tap, external power sockets, and an EV charging point.

Rear: Fully enclosed rear garden, predominantly laid with artificial lawn, timber storage shed and decking area.

Parking: Off-road parking is provided to the front of the property, providing space for approximately 2–3 vehicles.

Utilities:

EPC Rating: Updated Certificate Awaited

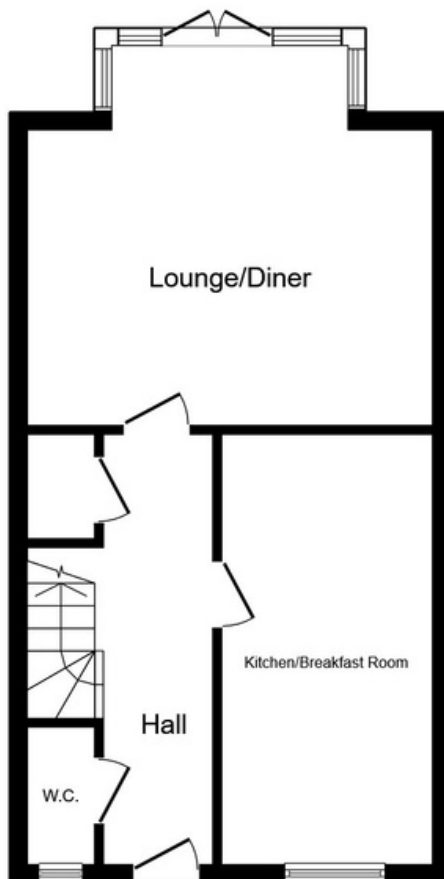
Council Tax Band: C

Local Authority: West Suffolk Council

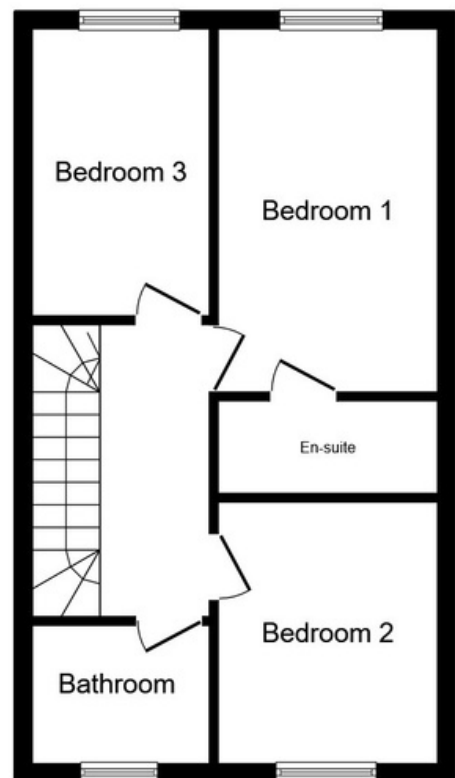
Heating Type: Oil

Mains Water & Mains Drainage

Floorplans



Ground Floor



First Floor

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