Clements Way, Beck Row, IP28 8AB

CHEFFINS

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Clements Way

Beck Row,
IP28 8AB

4 2 1

Guide Price £400,000

- Delightful Position Adjoining Aspal Close Nature Reserve
- Situated in a Peaceful Cul-De-Sac
- 4 Bedroom Detached Bungalow
- Garage & Driveway
- Low Maintenance Gardens
- Under Floor Heating
- NO CHAIN

A 4 bedroom detached bungalow, tucked away at the end of a peaceful cul-de-sac and enjoying a delightful position adjoining the Aspal Close Nature Reserve. The accommodation includes a kitchen/breakfast room, living/dining room, a primary bedroom with ensuite shower room and a modern family shower room. Externally, the property benefits from a landscaped low maintenance garden, a garage and ample off-road parking. Offered for sale with NO ONWARD CHAIN.

LOCATION

BECK ROW the village offers a range of shops and services for everyday needs. A greater variety of amenities can be found nearby in the market town of Mildenhall, which is rich in history and culture and the town of Bury St Edmunds. Mildenhall is known nationally for the nearby USAF air base and offers a good range of shopping, education and leisure services. Mildenhall is approximately 2 miles from the A11 Five Ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the north east and Newmarket (10 miles) and London to the south and south west.

ENTRANCE HALL
with entrance door, storage cupboard and tiled flooring.

LIVING/DINING ROOM
A dual aspect room with French doors leading out to the side and a window to the front aspect, archway leading through to;

KITCHEN/BREAKFAST ROOM
with a range of wall and base mounted units with worktop over, inset sink, integrated electric oven and hob with extractor hood over, tiled flooring, window to the side aspect, velux window, utility area with space for washing machine and tumble dryer, door leading outside.

BEDROOM 1
with electric storage heater, window to the front aspect.

ENSUITE SHOWER ROOM
with a double width shower cubicle, hand wash basin, low level WC, velux window.

BEDROOM 2
with a built-in wardrobe, electric storage heater and French doors leading out to the rear garden.

BEDROOM 3
with under floor heating and a window to the front aspect.

BEDROOM 4
with a radiator, window to the rear aspect.

SHOWER ROOM
with a double width shower cubicle, hand wash basin, low level WC, under floor heating, window to the rear aspect.

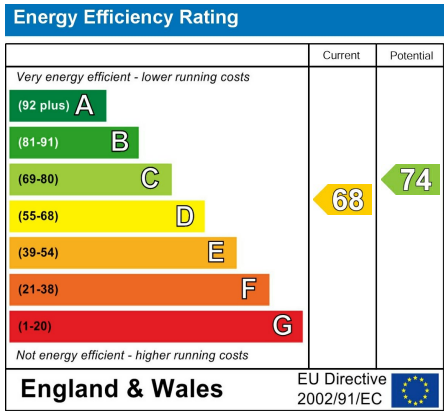
OUTSIDE
Occupying a delightful position adjoining the Aspal Close Nature Reserve, the property benefits from a peaceful and attractive setting.

A shingled driveway to the front provides ample off-road parking for multiple vehicles with a paved pathway leading to the entrance door and gated side access on both sides.

The beautifully landscaped, low-maintenance garden wraps around the side and rear of the property, providing shingled areas and large patio seating areas.

GARAGE
A large garage with an up and over door, pedestrian door into garden and a window to the rear aspect. Partially converted, with the potential for full conversion if required (subject to obtaining the necessary permissions). Building Regulations approval has not been obtained at this stage.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.



Guide Price £400,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

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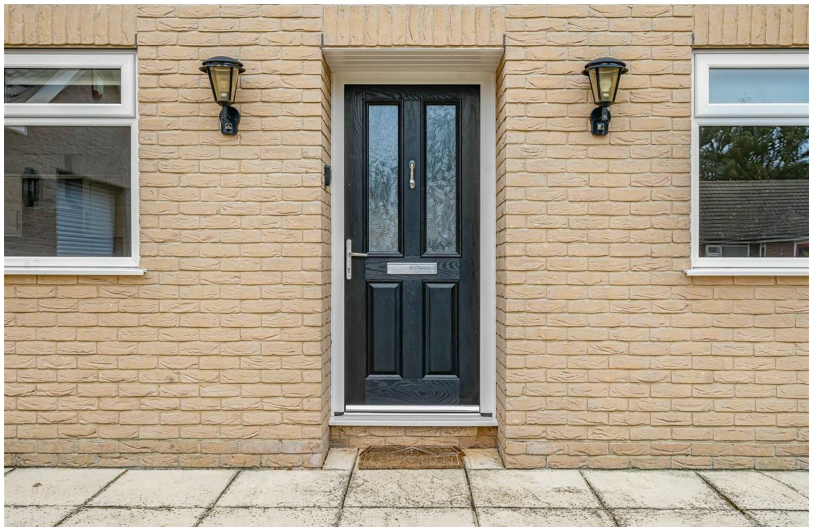
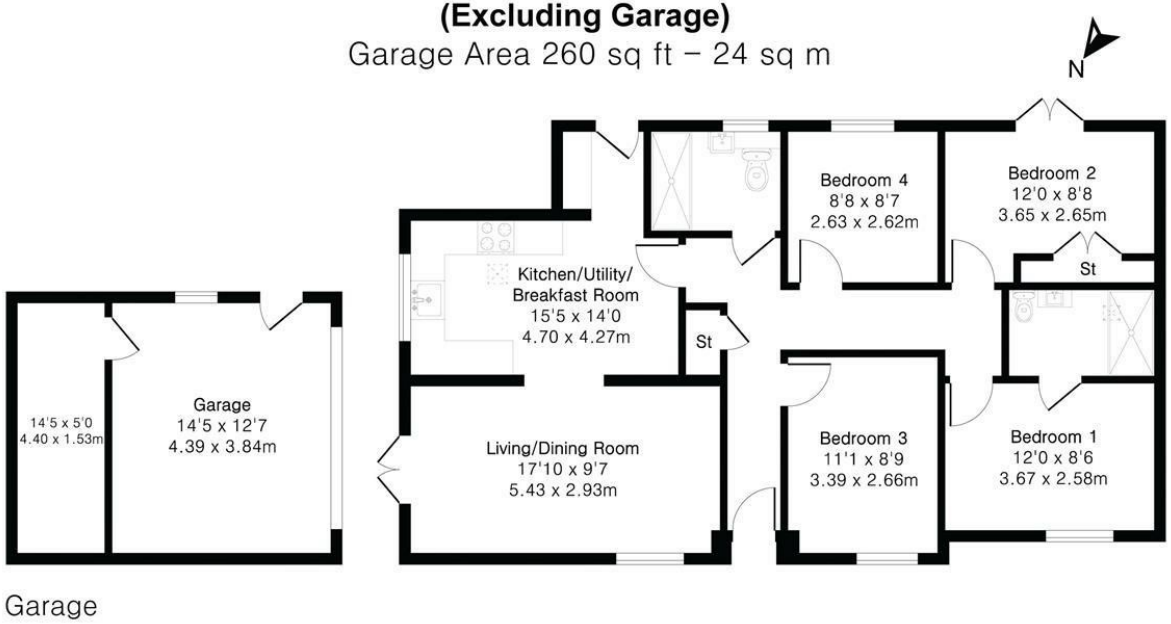


Approximate Gross Internal Area 973 sq ft - 90 sq m
(Excluding Garage)
Garage Area 260 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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