

1 Birch Walk Beck Row IP28 8UG
£289,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

This four bedroom detached house benefits from separate lounge, kitchen and dining room, conservatory, utility, WC, master bedroom with en-suite and double garage with off street parking. Offered to 'Buy to let investors only' with tenant in place paying £1350pcm.

FEATURES

Tenure: Freehold

Parking: Double garage and Driveway

Gardens: To front and rear

Heating: Oil central heating

Council tax band (2016/17): D- £1498.43

EPC rating band: C

THE ACCOMMODATION COMPRISES:-

OPEN PORCH With outside light leading to:-

ENTRANCE HALL: Loft hatch with access to loft over garage area.

CLOAKROOM: 5'10" x 4'10" (1.78m x 1.47m) Low level wc, pedestal handbasin.

LOUNGE: 20'4" x 12'1" (6.2m x 3.68m) With fireplace and sliding double glazed patio doors to rear gardens.

DINING ROOM: 11'1" x 10'9" (3.38m x 3.28m) Sliding double glazed patio door to conservatory, half glazed french doors to hall.

KITCHEN/BREAKFAST: 14'1" x 8'10" (4.29m x 2.69m) Built in single oven and hob, extractor over, plumbing for dishwasher, space for fridge/freezer.

UTILITY ROOM: 8'10" x 5'9" (2.69m x 1.75m)

Space for washing machine, floor mounted oil central heating boiler.

CONSERVATORY: 12'1" x 10'7" (3.68m x 3.23m) Double glazed sliding door to dining room, upvc double glazed french doors to patio.

ON THE FIRST FLOOR

LANDING: Loft hatch and cupboard.

MASTER BEDROOM: 12'9" x 11' (3.89m x 3.35m)

EN-SUITE: 7'1" x 4'9" (2.16m x 1.45m)
Low level wc, pedestal handbasin, shower cubicle.

BEDROOM TWO: 12' x 11'2" (3.66m x 3.4m) max With fitted wardrobe.

BEDROOM THREE: 12' (3.66m') max x 8'9" (2.67m) With fitted wardrobe.

BEDROOM FOUR: 9' (2.74m) max reducing to 7'9" x 8'11" (2.36m x 2.72m) max

BATHROOM: 7'1" x 5'5" (2.16m x 1.65m) Low level wc, pedestal handbasin, panelled bath with shower attachment over.

DOUBLE GARAGE: 18'10" x 18' (5.74m x 5.49m) max Attached garage with two up and over doors, internal panelled door to hall, with power, light and eave storage, upvc door to rear.

OUTSIDE: Front gardens with access to the rear to the left hand side via paved pathway, off road parking for two vehicles, front block paved driveway, open front gardens mainly laid to lawn with a range of flower beds, with outside

light. Rear gardens mainly laid to lawn with flower beds, with outside tap and lighting, bounded by fence and wall.

VILLAGE & LOCAL AREA

Beck Row offers a range of shops and services for everyday needs, primary school. A greater variety of amenities can be found near by in the large town of Bury St. Edmunds which is less than 12 miles away and in the nearby Market town of Mildenhall, which is rich in history and culture. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall treasure". Mildenhall offers a good range of shopping, education and leisure services. Mildenhall is approximately two 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 Southwest.

VIEWING

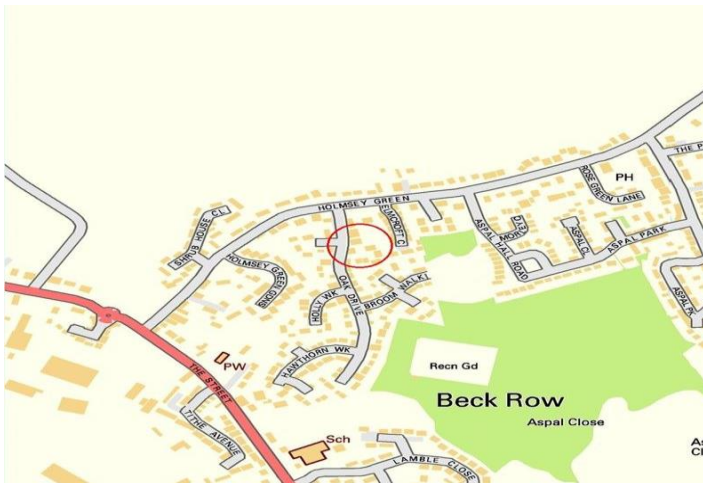
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

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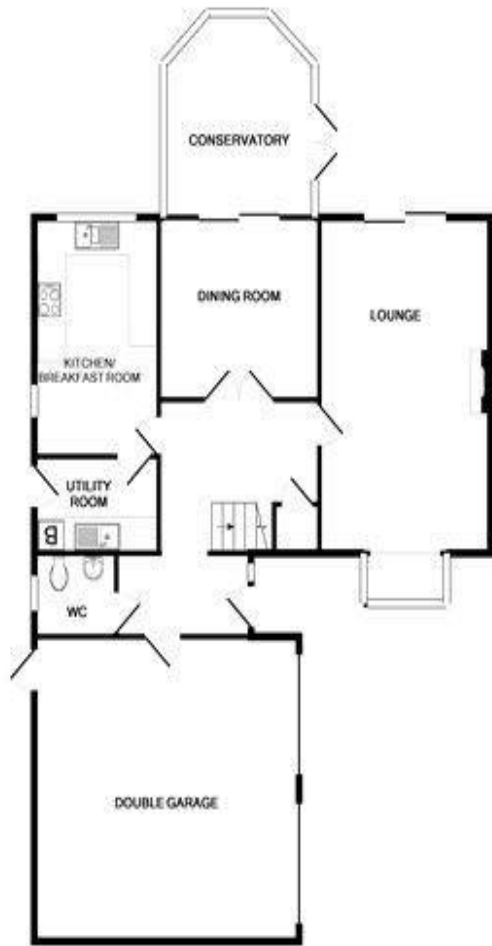
DIRECTIONS

From Mildenhall Market Place proceed along the High Street to the mini roundabout and turn left into North Terrace towards Beck Row on the A1101. Proceed through the village of Beck Row and take a right hand turn into Holmsey Green. Continue along Holmsey Green until Oak Drive can be found on the right hand side. Proceed down Oak Drive and bear left into Birch Walk and the property is immediately on the left hand side.



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TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.8 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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