



Beeches Road

West Row, Bury St. Edmunds, IP28 8NP

Isaac Estates are delighted to offer this attractive and extended flint and brick detached cottage situated in the popular village of West Row, a sought after location approximately 2 miles West of Mildenhall. The property has undergone a major renovation throughout, including a two storey extension to the rear which offers a generous size master bedroom to the first floor and a spacious refurbished open plan kitchen / dining room with an island breakfast bar and newly fitted ground floor shower room, space for washing machine/dryer space. The property has been fully upgraded with new electrical rewiring, new central heating system installed with an electrical eco combo boiler and radiators. The kitchen has been extended and offers integrated double oven, hob and extractor hood, integrated dishwasher and washing machine. the kitchen is ideal for entertaining which offers a dining space with bi-folding doors opening onto a low maintenance fenced garden and small patio area. The property further benefits from a new roof fitted to the existing and extension with new double glazed windows and doors fitted. There is a further development opportunity with the outbuilding which has planning permission for a one bedroom self contained annexe. Plans enclosed with the details. The garage outbuilding offers one car space including off road street parking.

Guide price £400,000

Beeches Road

West Row, Bury St. Edmunds, IP28 8NP



- EXTENDED AND REFURBISHED COTTAGE
- NEW ELECTRICAL REWIRING AND NEW CENTRAL HEATING WITH ECO COMBI BOILER AND RADIATOR
- NEW DOUBLE GLAZED WINDOWS AND DOORS
- OFF ROAD PARKING, LOW MAINTENANCE GARDEN
- PLANNING FOR A ONE BEDROOM SELF CONTAINED ANNEXE AND GARAGE
- NEW GREY OAK ENGINEERED WOOD / LAMINATE FLOORING TO THE GROUND AND FIRST FLOOR
- NEW BATHROOM FIXTURES AND FITTINGS FITTED
- NEWLY EXTENDED KITCHEN WITH INTEGRATED OVEN AND HOB, INTEGRATED DISHWASHER
- NEW ROOF OVER THE EXISTING AND THE EXTENSION
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH PLANNING PERMISSION FOR AN EN-SUITE SHOWER ROOM

Entrance Hallway

Living Room

14'4" x 12'9" (4.38 x 3.90)

Dining Room

13'9" x 13'0" (4.20 x 3.97)

Kitchen / Dining Room

17'11" x 13'0" (5.47 x 3.98)

Shower room

5'8" x 4'5" (1.73 x 1.37)

Stairs/Landing

Bedroom 1

16'2" x 13'1" (4.93 x 4.00)

Bedroom 2

12'11" x 11'6" (3.94 x 3.51)

Bedroom 3

12'10" x 11'3" (3.92 x 3.45)

Bathroom

8'2" x 5'5" (2.51 x 1.67)

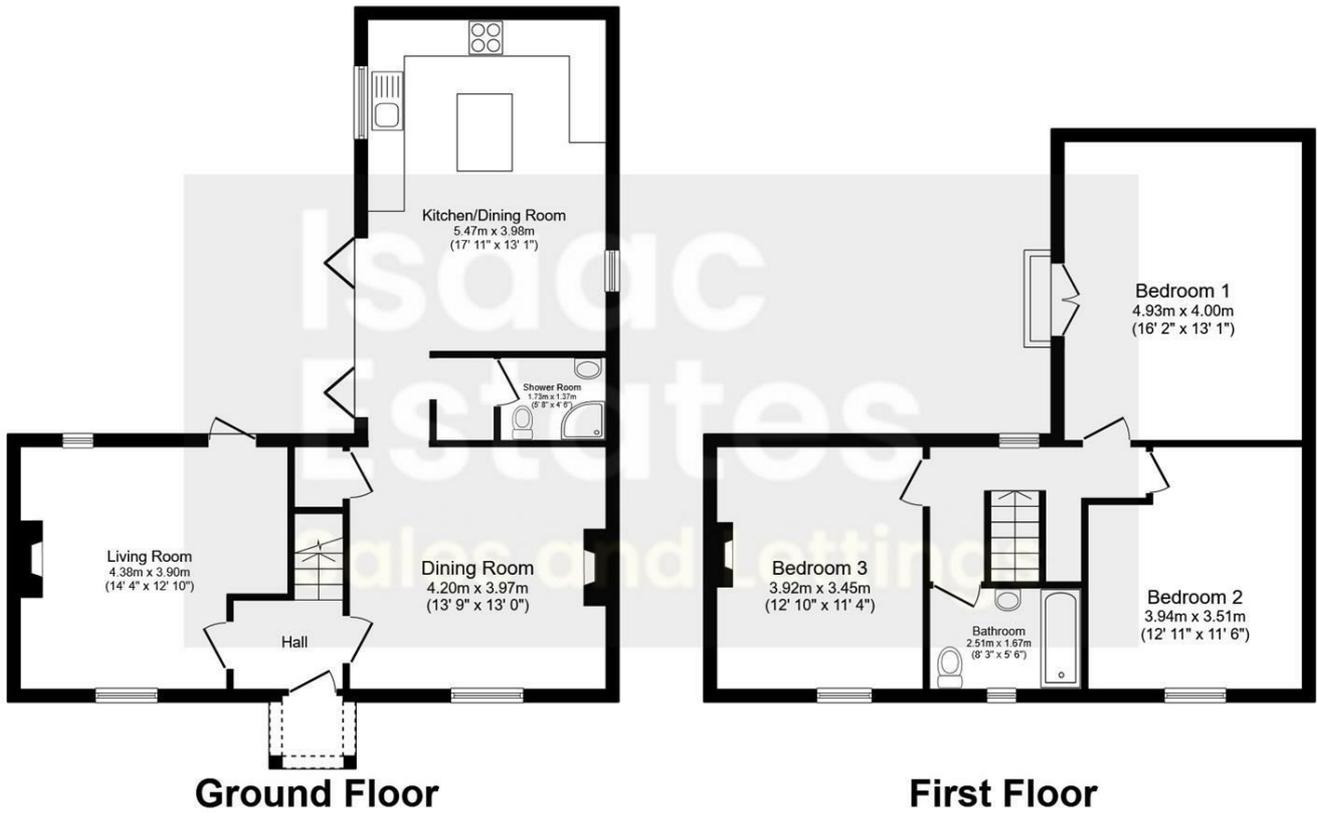
Outside



Directions



Floor Plan



Total floor area 124.8 sq.m. (1,344 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
 Tel: 01284 620011 Email: ryan@isaacestates.co.uk www.isaacestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	