



Victoria Close

West Row, IP28

Price £325,000



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Description

Located in the charming village of West Row, just outside of the market town of Mildenhall, this stunning detached chalet-style home offers a perfect blend of modern living and village charm. Built in 2020, the property boasts a contemporary design and an efficient air source heating system, ensuring comfort and sustainability throughout the year.

Upon entering, you are welcomed into a spacious entrance hall, which leads to the generous lounge, which provides an inviting atmosphere for relaxation and entertainment. The ground floor also features a well-appointed kitchen/diner, ideal for family meals and gatherings, along with a convenient cloakroom.

Upstairs, you will find three generously sized bedrooms, including a master suite complete with an en-suite shower room for added privacy, as well as two built in wardrobes. The family bathroom serves the other two bedrooms, making this home perfect for families or guests.

Outside, the property is equally impressive. It offers parking for several vehicles, with a carport and a dedicated parking area at the rear. The enclosed rear garden is a delightful retreat, featuring a patio area with a charming pergola, perfect for al fresco dining or enjoying a quiet evening. The garden also includes a well-maintained lawn and artificial grass, providing a low-maintenance outdoor space for leisure and play. There is also a versatile outbuilding/ shed offering storage solution or workshop potential.

This property is situated in a sought-after location, combining the tranquillity of village life with easy access to local amenities. Whether you are looking for a family home or a peaceful retreat, this delightful property in West Row is sure to impress.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon

to arrange,
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Cloakroom

Lounge - 24' 9" x 13' 3" max

Kitchen/ Diner - 19' 4" x 8' 7"

Stairs to first floor landing

Bedroom 1 - 14' 1" max x 8' 9" plus door recess

En-Suite

Bedroom 2 - 12' 9" x max x 10' 6" max

Bedroom 3 - 9' 11" x 8' 9" max

Bathroom - 8' 7" x 6' 3"

Council Tax band - 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.

Tel: 01842 818282

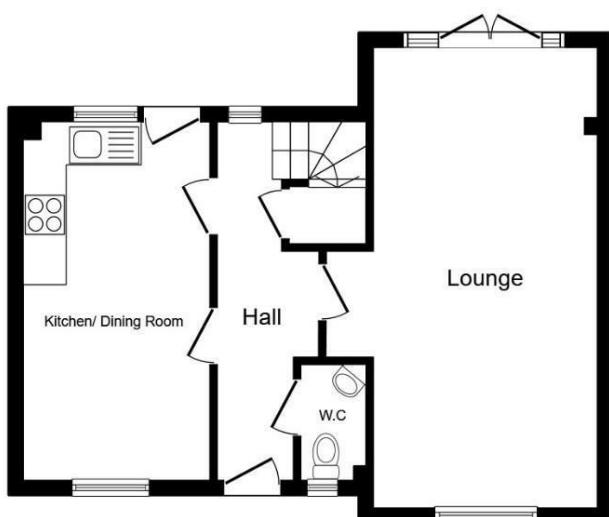
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

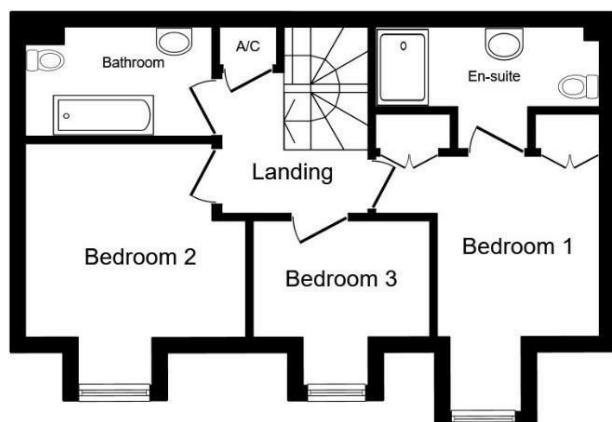
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





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

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(F2 plus)	A				
(61-91)	B				
(60-80)	C				
(55-68)	D				
(50-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales					

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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