The Street, Holywell Row, IP28 8LT

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The Street

Holywell Row,
IP28 8LT

4 3 2

Guide Price £675,000

- Modern Detached Home
- 4 Bedrooms - 2 Ensuites
- Superb Kitchen/Family Room
- Spacious Living Room
- Extensive Off-Road Parking
- Tandem Length Garage
- Good Size Plot

A recently built exquisite three storey family home enjoying a range of abundantly spacious and extremely well presented living accommodation with off-road parking for multiple vehicles, a large tandem length garage and gardens to the rear.

LOCATION

Holywell Row is located a short distance from Mildenhall town, which offers a good range of shopping, education and leisure services together with many local places of historical interest. Further facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Holywell Row lies approximately three miles from the Fiveways interchange on the A11, which provides easy access to Norwich, Cambridge and London.

RECEPTION HALL
A generous sized hallway with double entrance doors, stairs leading to the first floor, under stairs storage cupboard and double doors opening through to the living room.

LIVING ROOM
A spacious reception room with a log burning stove set upon a brick hearth, large picture window to the front aspect and 2 further windows to the side.

KITCHEN/FAMILY ROOM
An extensive open plan kitchen/family room with plenty of space for dining table and chairs with bi-folding doors leading to the outside terrace. The kitchen is fitted with a range of wall and base units with worktop over, a central breakfast island with double butler sink inset, integrated appliances include Belling range cooker with extractor over, fridge/freezer and a dishwasher, 3 windows to the side aspect.

UTILITY ROOM
with a further range of built in storage units, space and plumbing for a washing machine and tumble dryer, door leading outside.

CLOAKROOM
with a vanity sink unit, low level WC, window to the side aspect.

FIRST FLOOR

LANDING
with stairs leading up to the second floor.

BEDROOM 1
A stunning primary suite with picture window to the front aspect with PV tinted glass.

DRESSING ROOM
with 2 windows to the side aspect.

ENSUITE SHOWER ROOM
A stylish suite comprising a walk-in shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled walls and floor, window to the side aspect.

BEDROOM 3
A vast bedroom with a dressing area comprising a range of hanging rails.

BEDROOM 4
A double bedroom with 2 windows to the side aspect.

FAMILY BATHROOM
A stylish bathroom comprising a freestanding bath, vanity wash hand basin, low level WC, heated towel rail, tiled walls and floor, window to the side aspect.

SECOND FLOOR

BEDROOM 2
A stunning guest bedroom with a large picture window to the front aspect with PV tinted glass and a recessed dressing area.

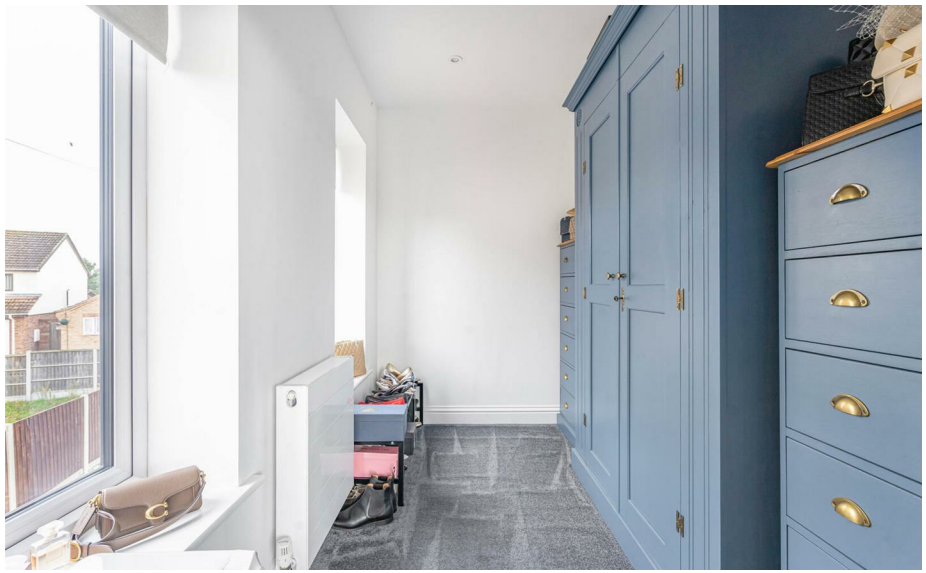
ENSUITE SHOWER ROOM
A substantial ensuite comprising a tiled shower cubicle, vanity sink unit, low level WC, eaves storage.

OUTSIDE
The property is approached via a block paved driveway providing parking and turning for multiple vehicles. Leading in turn to security gates opening to a further extensive gravel driveway and parking area with access to the tandem length garage.

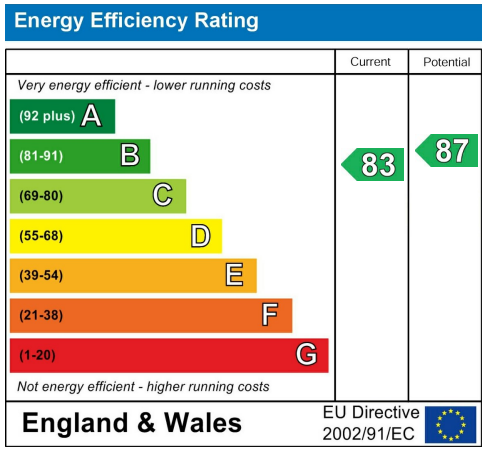
The property enjoys low maintenance gardens with a large al fresco dining terrace, located directly from the kitchen/family room. To the rear of the plot is an area laid to traditional lawn with sleeper borders.

TANDEM LENGTH GARAGE
Timber built garage with pedestrian door.

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



LUNCHTIME



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Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

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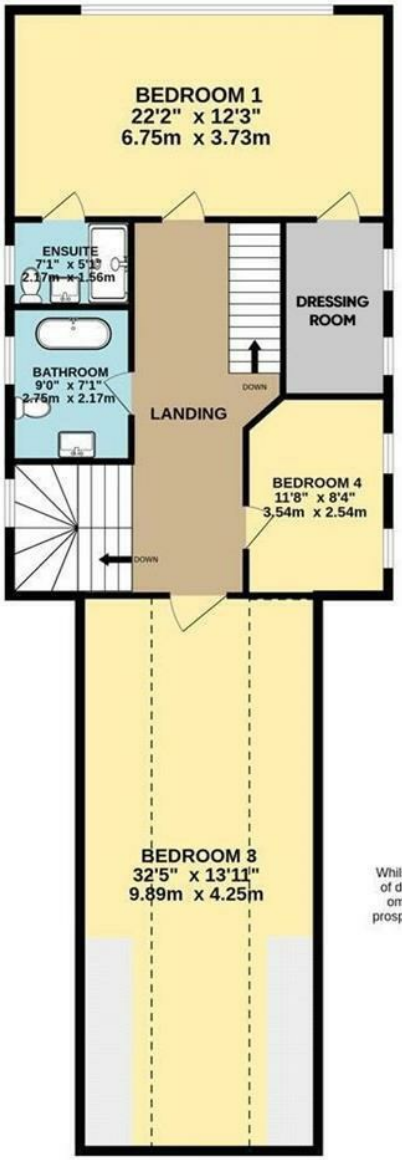
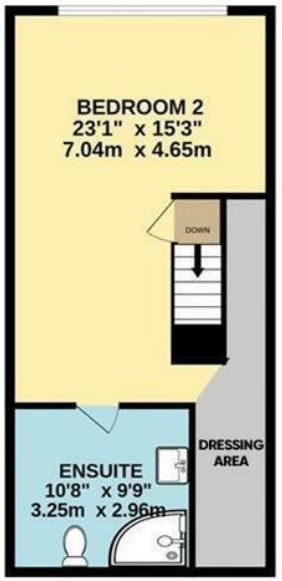
GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.

1ST FLOOR
1209 sq.ft. (112.4 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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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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