

Summary

This appealing semi detached family home is well presented throughout and provides a spacious well fitted kitchen/breakfast room ideal for family living and entertaining. With a bright and airy living room and three good size bedrooms, this property is ideal for a first time buyer or a growing family.

Description

Approximate Room Sizes

ENTRANCE HALL Featuring a radiator and a built-in understairs storage cupboard.

GROUND FLOOR WC Refitted suite comprising of a concealed wc, wash hand basin and vanity unit, extractor fan, and radiator.

LIVING ROOM 16' x 10' 8" / 4.88m x 3.25m
Bright and welcoming, with a radiator, TV aerial point, and an open connection to the:

KITCHEN / DINING AREA 18' 2" x 9' / 5.54m x 2.74m Boasting a full range of built-in wall and base units, oven, induction hob with extractor fan. It also includes a 1.5 bowl ceramic sink unit .Integrated fridge/freezer, washing machine & dishwasher . A door leads out to the rear garden.

FIRST FLOOR LANDING Provides access to the insulated loft space and includes a built-in airing cupboard housing the Mega Flow water system.

BEDROOM ONE 13' x 9' 9" / 3.96m x 2.97m
Features a double built-in wardrobe, TV point, and radiator.

BEDROOM TWO 11' 1" x 9' 8" / 3.38m x 2.95m
Includes a built-in wardrobe, TV aerial point, and radiator.

BEDROOM THREE 9' 2" x 8' 1" / 2.79m x 2.46m
Comes with a radiator.

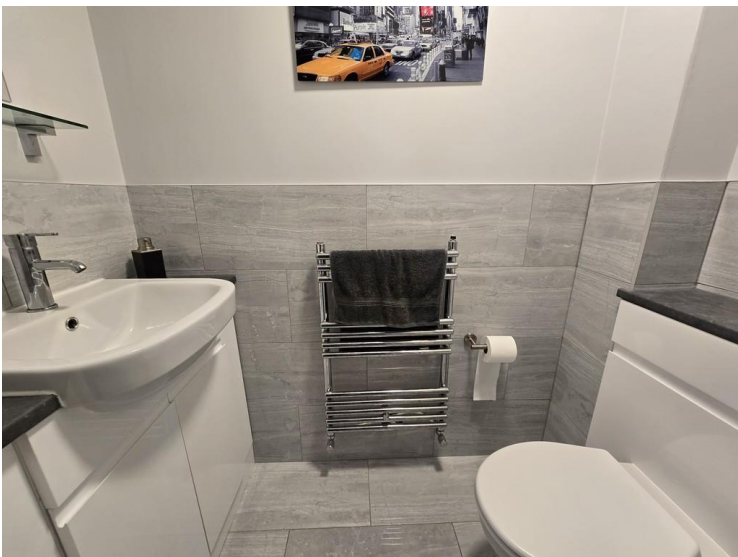
FAMILY BATHROOM Refitted suite comprising of a concealed wc, wash hand basin and vanity unit, and double shower.

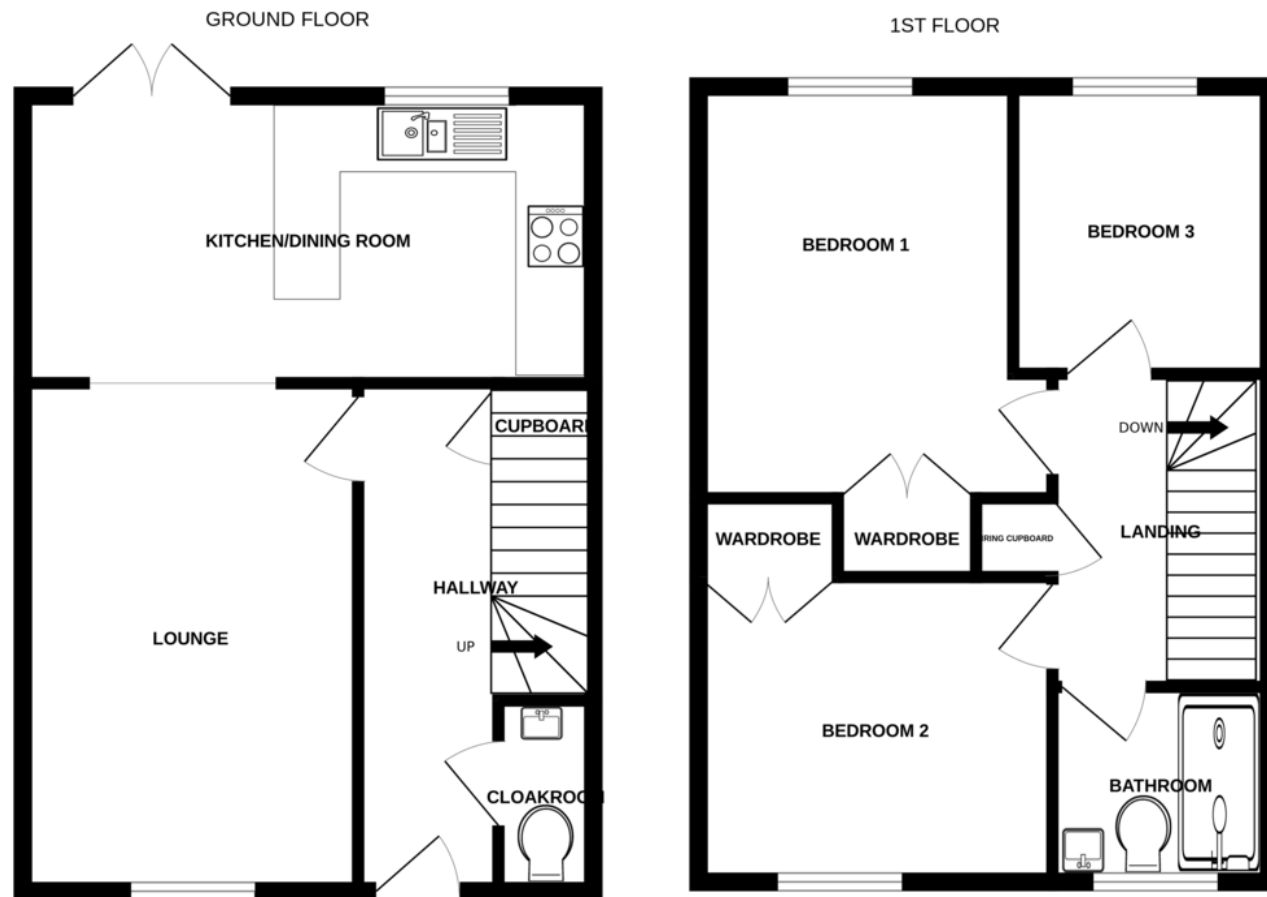
OUTSIDE To the front, there is a small lawned area, with a central path leading to the front door. The rear garden is low-maintenance and fully enclosed, featuring a paved patio and a central gravel area, perfect for displaying plants. Additionally, there is an outside light, an outdoor tap, and rear access to the communal parking area, where this property benefits from two allocated parking spaces.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band –
Tenure – Freehold
Services – %full_services%
Post Code – IP28 8BH

Viewings by appointment
Bychoice Estate Agents
Tel: 01284 769598





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Aspal Lane | Beck Row | IP28 8BH

£245,000

This appealing semi detached family home is well presented throughout and provides a spacious well fitted kitchen/breakfast room ideal for family living and entertaining. With a bright and airy living room and three good size bedrooms, this property is ideal for a first time buyer or a growing family.

- Semi-detached family home in a desirable location
- Spacious, light-filled living room perfect for relaxation
- Modern, fully fitted kitchen with dining space
- Three generously sized bedrooms for family comfort
- Double glazing throughout for energy efficiency
- Oil-fired central heating for consistent warmth
- Low-maintenance, attractive rear garden ideal for outdoor enjoyment