



**Beeches Close, West Row IP28 8QE**

**welcome to**

## **Beeches Close, West Row**

A detached house located in the village of West Row offering well proportioned accommodation throughout including three bedrooms, kitchen/diner with doors to a neatly presented rear garden, lounge to front aspect and garage - offered to the market with no onward chain.

### **Entrance Hall**

With radiator, stairs leading to first floor and doors to:

### **Cloakroom**

Fitted with a white suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.

### **Lounge**

With radiator, understairs storage cupboard, double glazed window to front aspect and double doors opening to:

### **Kitchen/Diner**

With a modern fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset sink and drainer unit with mixer tap over, built in eye level double oven, separate hob with chimney style extractor over, integrated fridge/freezer and dishwasher, space for washing machine, radiator, double glazed window to rear aspect and sliding patio doors opening to rear garden.





### **First Floor Landing**

With storage cupboard, loft access, double glazed window to side aspect and doors to:

### **Bedroom One**

With radiator and double glazed window to rear aspect.

### **Bedroom Two**

With radiator and double glazed window to front aspect.

### **Bedroom Three**

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a four piece suite comprising panel enclosed bath with mixer tap and shower attachment over, shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator, extractor and double glazed window to front.

### **Outside**

To the front of the property is a lawned garden with pathway to the front door with porch. A gravel driveway to the side of the property provides off road parking two cars and leads to the attached garage. The rear garden is neatly presented with an initial paved terrace opening to an artificial lawned garden with shrub and plant borders fully enclosed by fencing. Beyond the rear fence are views of farmland.

### **Agents Note**

Please note the heating to the property is oil. Please contact the branch for further information.



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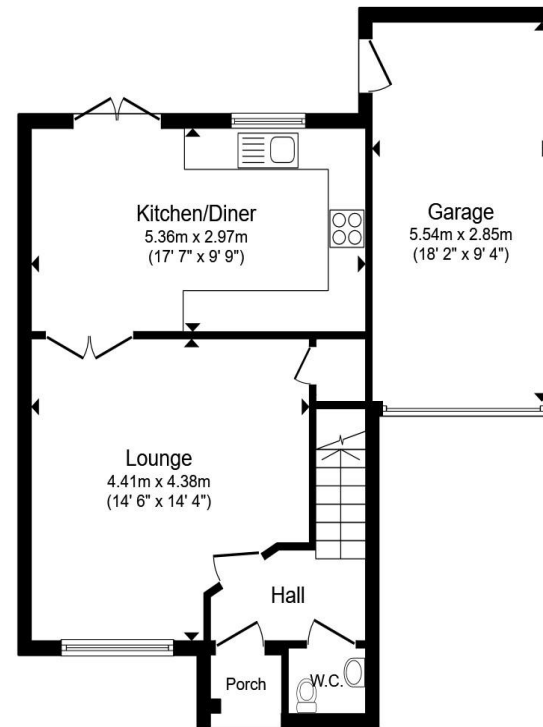
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## Beeches Close, West Row

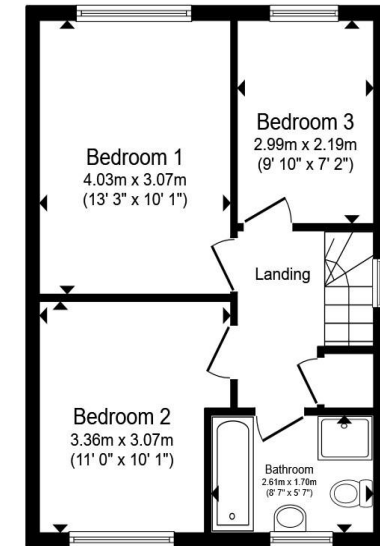
- No Onward Chain
- Detached Home
- Three Bedrooms
- Good Size Kitchen/Diner
- Lounge To Front Aspect

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£300,000**



Ground Floor



First Floor

Total floor area 97.7 m<sup>2</sup> (1,052 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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Property Ref:  
MDH108533 - 0002

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