



3 Queens Close

Beck Row, Suffolk, IP28 8HQ

Guide Price £430,000



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Beck Row

Beck Row is a popular village and is home to about 3000 people. It is situated 3 miles north of Mildenhall on the A1101 main access road to Mildenhall town centre, Ely and RAF Mildenhall. The Village is on the northern side of RAF Mildenhall with the bases' main gates leading directly into the village.

Beck Row offers a selection of public houses, including the popular Bird in Hand pub, The Kings Head pub, and a village store for groceries. The nearby Aspal Lane Nature reserve has an array of flora and fauna and around 200 ancient oaks. There is also a car park and a football pitch and the playground with a Pirate Ship and outside gym is located just behind the primary school.

Entrance Hall

Double glazed picture window and door to the front aspect. Feature dog-leg Oak staircase. Built-in storage cupboard under stairs. Spotlights to ceiling. Tiled flooring.

WC

Wall hung WC. Wall hung wash basin. Full height tiling to two walls. Tiled floor. Spotlights to ceiling.

Living Room - 4.29m x 2.77m (14'1" x 9'1")

Double glazed window to the front aspect. TV and telephone point. Laminate flooring. Two ceiling light points.

Kitchen/Diner - 5.97m x 4.17m (19'7" x 13'8") max.

Spacious room with large double-glazed windows and doors overlooking the rear garden. Range of units at base and wall level with work surfaces over. Integrated appliances including one and a half bowl stainless steel sink with mixer tap, Integrated fridge freezer, Bosch double ovens, Dishwasher, electric hob with splash-back panel and extractor over. Breakfast bar with cupboards and drawers under, worktop and three pendant light points over. Two further ceiling light points. Tiled flooring.

Utility Room - 1.85m x 1.47m (6'1" x 4'10")

Stainless steel sink with mixer tap. Work surface with spaces under and plumbing for automatic washing machine and tumble dryer. Wall cupboards above work-surfaces at eye level. Tiled floor. Extractor fan. Spotlights to ceiling

Landing

Large double glazed picture window to the front aspect. Oak Staircase and Balustrade. Wall light point. Spotlights to the ceiling. Radiator control. Access to loft space. Cupboard housing a large hot water tank.

Bedroom 1 - 4.24m x 2.97m (13'11" x 9'9")

Double glazed window to the rear aspect. Radiator with control point. Two ceiling light points. Door to:

Ensuite - 1.55m x 1.45m (5'1" x 4'9")

Corner shower cubicle. Wall hung wash basin with drawers under and wall hung WC. Tiled floor. Half tiled walls. Extractor fan. Radiator. Spotlights to ceiling.

Bedroom 2 - 4.75m x 3.2m (15'7" x 10'6")

Sloped ceiling with two double glazed Velux windows to both the front and rear aspects. Radiator with control point. TV and Telephone points.

Bedroom 3 - 3.78m x 2.82m (12'5" x 9'3")

Double glazed window to the front aspect. Radiator with control point. Two ceiling light points.

Bedroom 4 - 3.89m x 2.79m (12'9" x 9'2")

Double glazed window to the rear aspect. Radiator with control point. Ceiling light point.

Bathroom - 2.06m x 1.98m (6'9" x 6'6")

Panelled bath with mixer tap and shower attachment over bath. Wall hung wash basin with cupboards under and wall hung WC. Half tiled walls. Extractor fan. Radiator with control point. Spotlights to ceiling.

Outside

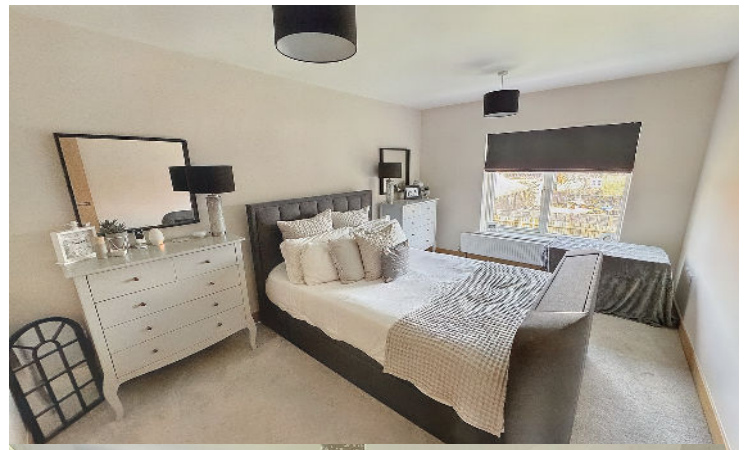
The frontage provides access to a single garage which benefits an electric door, fuse box, water tap, power and light and is currently set up as a gym. Electric meter cupboard. Access to garden store.

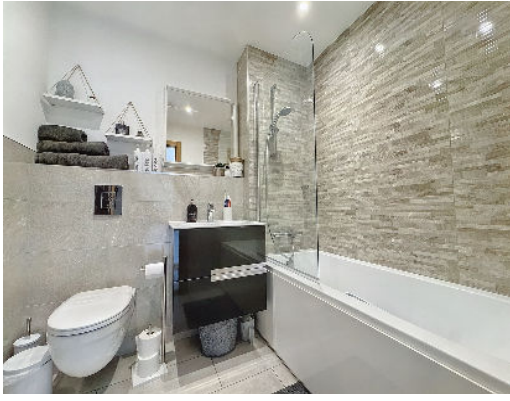
To the other side of the property is an open carport providing off road parking for two vehicles and a personal gate to the rear garden. The rear garden is enclosed with timber fencing and is laid to lawn and has a large paved patio area. The Air source heat pump provides for heating and hot water. There is a small garden shed adjacent the garage, Outside lighting, power points and an access into the garage.

Notes.

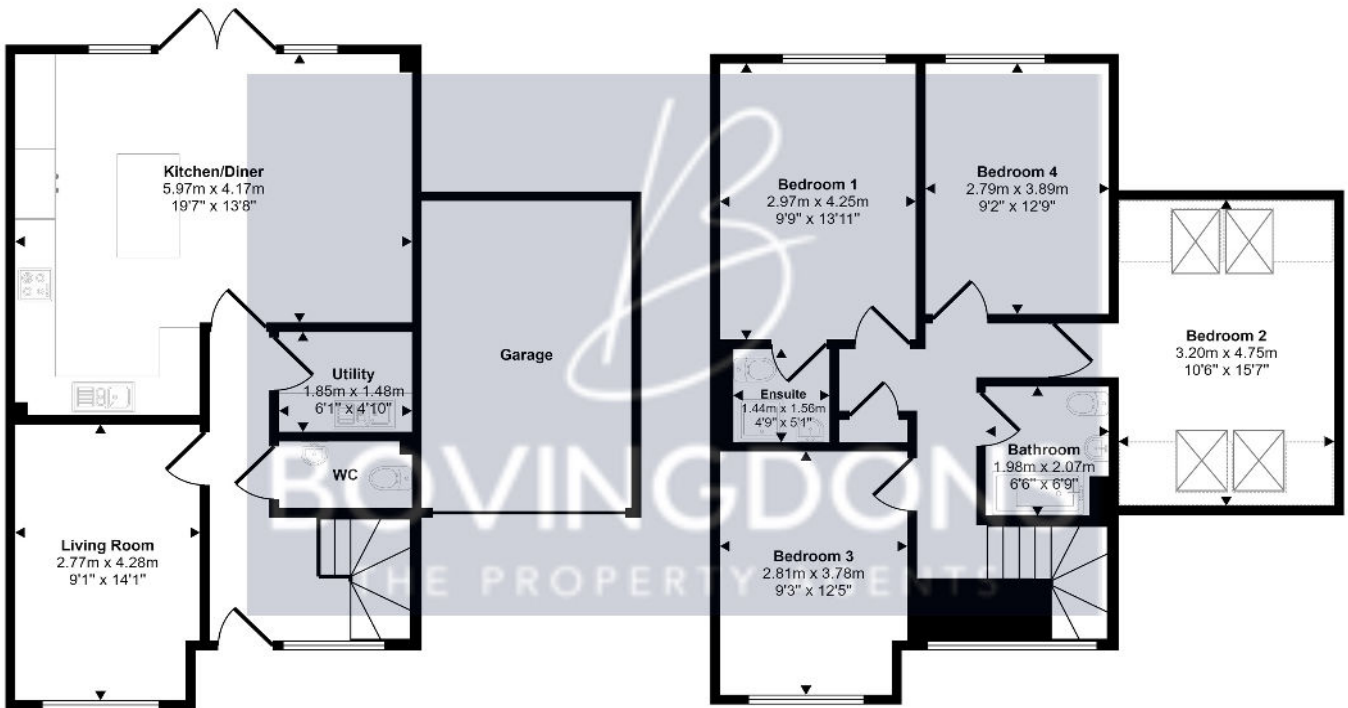
Air Source Heat Pump heating (underfloor to ground floor). - Balance of developer warranty remaining (Approximately 8 yrs) - Local Council Is West Suffolk Council - Council tax band is D - Estate Management charge is approximately £250 per annum.

Beck Row is approximately 3 miles to Mildenhall town centre, 17 miles to Bury St. Edmunds, 13 miles to Newmarket and 26 miles to Cambridge.





Approx Gross Internal Area
143 sq m / 1536 sq ft



Ground Floor
Approx 72 sq m / 775 sq ft

First Floor
Approx 71 sq m / 761 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 0-1353 725723 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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