



## The Poplars

Beck Row, IP28

Offers over £425,000



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## Description

Molyneux Estate Agents are excited to offer this detached family home, found within a sought after private road, comprising just three other homes.

The property boasts a double garage and driveway, private rear garden, sealed unit UPVC windows and doors, plus air source heating and solar panels.

This well presented home is offered with no onward chain.

The accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor, and a useful under stairs cupboard. The ground floor comprises of the spacious lounge with a feature brick fireplace, kitchen and utility, separate dining room and added garden room, plus a study and cloakroom with W.C and wash hand basin. The kitchen and utility are both newly fitted in 2024.

Upstairs the landing opens to all four bedrooms and the family bathroom, also newly fitted in 2024, whilst the master bedroom enjoys an en-suite shower room.

Externally, the front garden is predominantly laid to lawn, whilst a block paved driveway provides off street parking in front of the detached double garage. The garage has two up and over doors to front, power and light connected, plus a window and personal door opening to the rear garden, there is also a side gate between the house and garage.

The rear garden is predominantly laid to lawn, with different patio areas ideal for a table and chairs, making it a great space to entertain friends and family.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

01842 818282

[info@molyneuxestateagents.co.uk](mailto:info@molyneuxestateagents.co.uk)

## Measurements

Entrance Hall

Cloakroom

Study - 7' 9" x 6' 9"

Kitchen - 13' 9" x 10' 8"

Utility - 9' 1" max x 7' 6"

Dining Room - 11' 2" x 10' 2"

Lounge - 21' 9" x 12' 2"

Garden Room - 11' 5" max x 10' 7" max

Stairs to first floor landing

Bedroom 1 - 14' 8" max x 12' 6"

En-Suite - 6' 8" x 6' 4"

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

Bedroom 3 - 12' 2" x 8' 7" plus door recess

Bedroom 4 - 10' 7" x 9' 5"

Bathroom - 9' 2" x 4' 10"

Double Garage - 18' 6" x 17' 9"

Council Tax Band - E

Tel: 01842 818282

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.

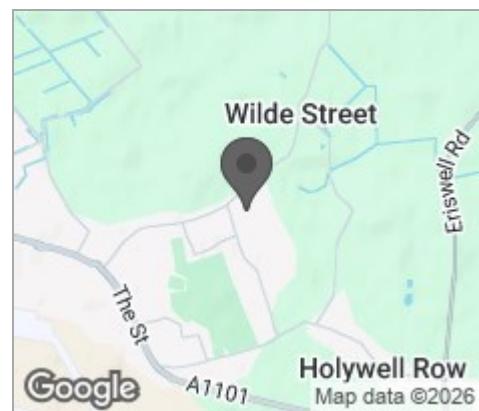
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





**Total floor area: 192.3 sq.m. (2,070 sq.ft.)**

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](http://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 <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(F2 plus)	A				
(61-91)	B	87	91		
(60-80)	C				
(55-68)	D				
(29-54)	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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