



Falcon Way

, IP28

Guide price £290,000

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, IP28

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Description

Guide Price £290,000 - £300,000! Offered to the market with NO ONWARD CHAIN is this impressive detached family home, offering four well-proportioned bedrooms and a recently updated family bathroom, as well as double driveway and integral garage.

A welcoming central hallway extends through the home, leading to a bright and spacious living room with decorative fireplace and patio doors to the rear. The separate dining room, complete with attractive bay window, is also accessed from the hallway, along with a convenient downstairs WC, with hand basin, and generous kitchen/ breakfast room. The house boasts a fully fitted kitchen which offers a range of wall and base level units, integrated cooker and grill, induction hob with extractor, dishwasher, stainless steel 1.5 sink and drainer, plus space for multiple appliances. The kitchen includes ample space for a table, breakfast bar or additional dining area, further improving the versatility of the home. A side door provides convenient access to the garden.

Upstairs, the house boasts four well-proportioned bedrooms and a recently updated family bathroom, accessed from the spacious landing with built in hot water cupboard. The generous master bedroom features an en suite shower room, comprising a shower, WC and hand basin, as well as a built-in mirrored double wardrobe. The third bedroom also benefits from a built-in mirrored double wardrobe. The attractively modernised family bathroom includes both a bath and shower, as well as WC and hand basin.

In addition to the main living accommodation, the property includes an integral garage, with power and light included, complemented by a double driveway to provide plentiful parking opportunities. The peaceful cul-de-sac position enjoyed by this delightful home is enhanced by a small residential green on to which the property faces.

The fully enclosed rear garden is predominantly laid to lawn

and features a thoughtfully extended patio seating area with side access on both sides of the property.

Whether you are a first-time buyer, seeking an established family home or looking for your next investment opportunity, this property is sure to impress.

Measurements

Kitchen - 15'4" x 9'2"

Lounge - 14'5" x 11'11"

Dining Room - 9'2" x 11' plus bay window

Bedroom 1 - 12'3" x 11'10"

En Suite - 5'11" x 5'9" max

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

Bedroom 3 - 11'2" x 9'1" max

Bedroom 4 - 11'3" x 8'4"

Family Bathroom - 8'11" x 8'8"

WC - 6'6" x 2'6"

Anti-Money Laundering and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

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payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, D.

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.

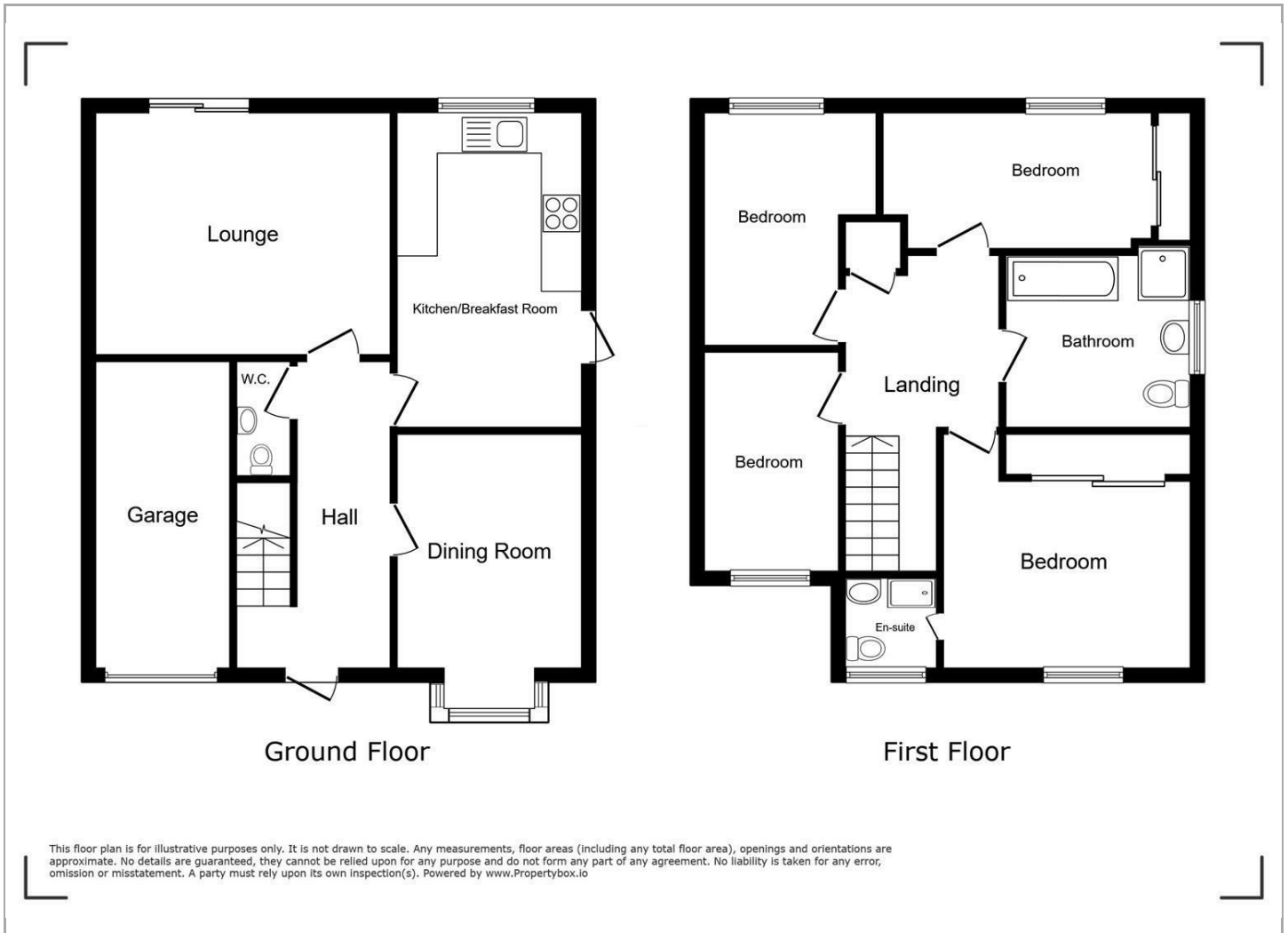
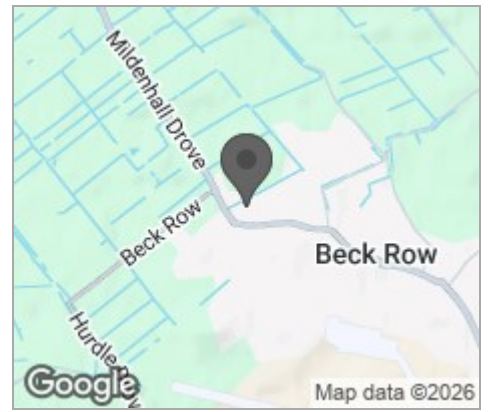
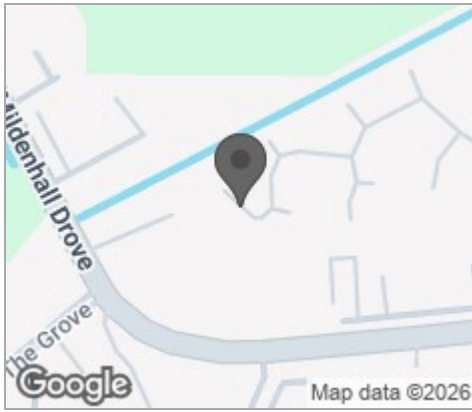
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

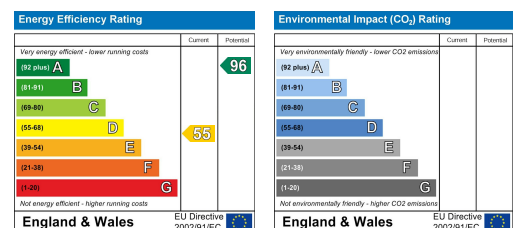
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.



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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