



**103 Friday Street,  
West Row**

**DAVID  
BURR**



# 103 Friday Street, West Row, IP28 8PB

West Row is a peaceful Suffolk village offering local amenities including a primary school, public house, village hall and shops, and is well suited to families and those seeking a strong sense of community. Nearby Mildenhall provides a wider range of facilities including supermarkets, restaurants and both state and private schooling, while the village enjoys attractive countryside surroundings and good transport connections to the wider region.

This charming detached cottage is situated in the heart of the village, convenient for local amenities. The property offers well-proportioned living accommodation, with the added benefit of off-road parking, a single garage, and an enclosed rear garden.

## A detached four-bedroom property with off-road parking and a garage.

### Ground Floor

Entrance into the:

**ENTRANCE LOBBY** Located to the rear of the property; a useful room used for laundry, with plumbing for a washing machine and space for a tumble dryer.

**SITTING ROOM** A light, double-aspect room featuring an open fireplace and glazed doors to the rear garden. Open-plan through to the:

**DINING ROOM** With parquet flooring and door to the front.

**KITCHEN** Fitted with units under worktops with a stainless-steel sink and drainer, oven with four-ring hob, space for a fridge/freezer, plumbing for a dishwasher, and a pantry cupboard.

**REAR LOBBY** With stairs rising to the first floor, cupboard housing the boiler, and cloakroom fitted with a WC.

### First Floor

**LANDING** Features an airing cupboard and leads to:

**BEDROOM 1** Double bedroom with outlook to the front.

**BEDROOM 2** Outlook to the front.

**BEDROOM 3** Outlook to the rear.

**BEDROOM 4** Outlook to the side.

**SHOWER ROOM** Fitted with a WC, wash basin and tiled shower cubicle.

### Outside

The property is approached by a gravel driveway, shared with The Walnuts adjacent, leading to off-road parking and a **SINGLE GARAGE**.

The rear gardens are lawned with a paved terrace, and a gate leading to the parking area.

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**SERVICES** Oil-fired central heating to radiators. Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** TBC

**EPC** E.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick construction under tiled roof.

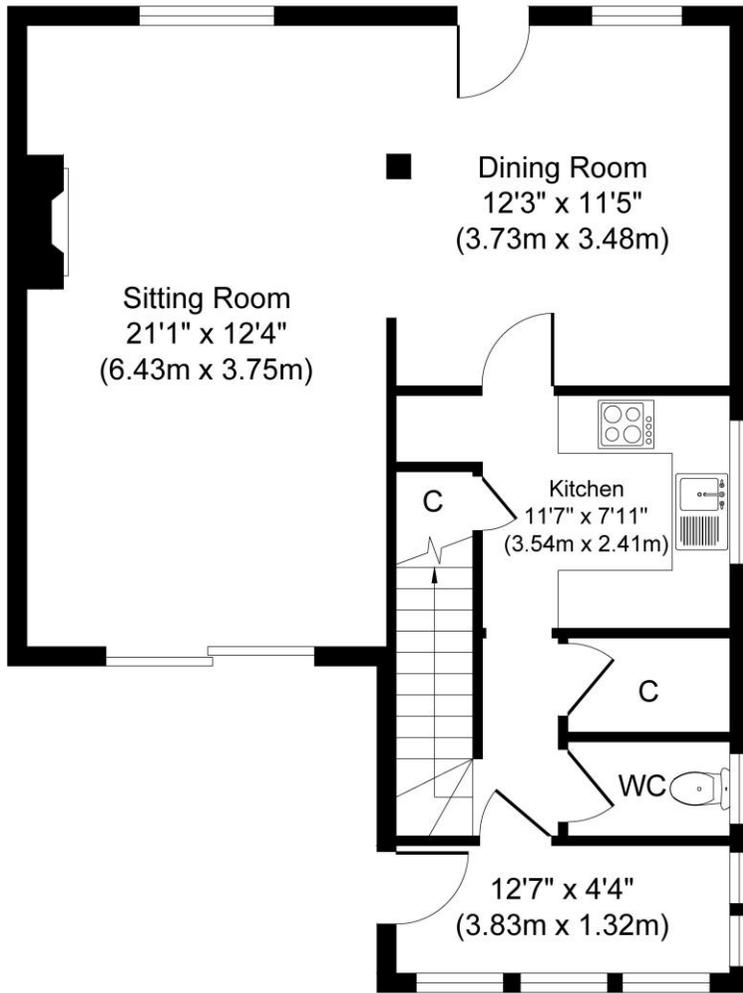
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** nest.cadet.peanut

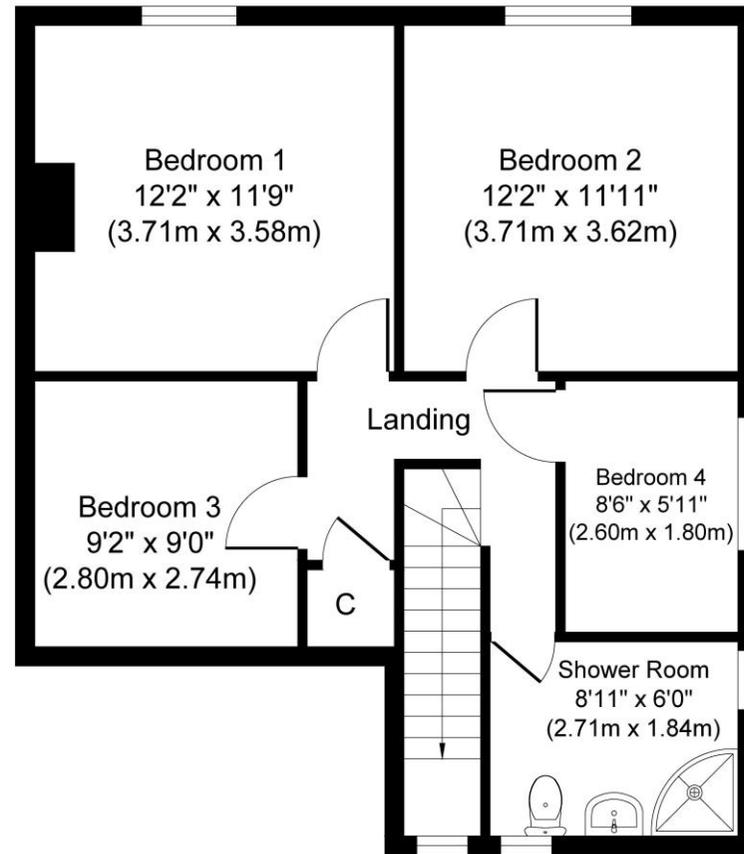
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Ground Floor**  
Approximate Floor Area  
**634 sq. ft**  
**(58.89 sq. m)**



**First Floor**  
Approximate Floor Area  
**581 sq. ft**  
**(53.95 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.