Balmforth
Estate Agents, Valuers & Letting Agents



3237, 35 White Horse Drive, West Row, Bury St. Edmunds, Suffolk, IP28 2AA

£3,650 per month

• Nearly New
• Four bedroom detached house
• Two en-suites
• High specification finishes throughout
• Expanding to over 2600 sq ft
• Versatile accommodation
• Block paved driveway leading to single garage
• Energy efficient air source heating

This luxury detached house benefits from a spacious entrance hall with storage, leading to double oak finished doors to the kitchen and lounge to the rear of home with remarkable bi-fold doors giving a vast amount of natural light and creating the perfect space for indoor/outdoor living. Additionally, the first floor hosts four double bedrooms, two with en-suite facilities and ample storage. Outside, hosts a garden laid to lawn with good sized patio bound by fencing and a block paved driveway to the side with parking for 2 vehicles leading to a single garage with electric garage door and pedestrian door to the hall.

Available: Early December.
Heating: Air source central heating and underfloor heating downstairs.
Parking: Off street parking to front for two cars leading to garage.
Deposit: £4,210.00.
Council Tax: To be confirmed.
(Active duty military members are exempt)
Agent notes: Stock photos used.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Stairs to first floor understairs storage cupboard and door leading in to the garage.

CLOAKROOM:
White suite comprising of low level wc, hand basin set into vanity unit and window to front.

KITCHEN/DINER:
Range of wall and base units, integrated single oven, ceramic hob and extractor hood, integrated fridge freezer and dishwasher, inset sink and drainer and window to rear, space for dining table with bi-folds doors to rear patio.

UTILITY ROOM:
Range of base units, space for washing machine, door to plant room and drive way.

PLANT ROOM:

LOUNGE
Window to front.

ON THE FIRST FLOOR:
STAIRS/LANDING:

BEDROOM ONE:
Two storage cupboards and window to rear.

EN-SUITE:
White suite comprising of low level wc, hand basin set into vanity unit, double shower cubicle and window to side.

BEDROOM TWO:
Storage cupboard and window to rear.

EN-SUITE:
White suite comprising of low level wc, hand basin set into vanity unit, double shower cubicle and window to front.

BEDROOM THREE
Storage cupboards, window to front.

BEDROOM FOUR
Window to rear and storage cupboard.

BATHROOM:
White suite comprising of low level wc, hand basin set into vanity unit with a bathtub .

OUTSIDE:
To front: Block paved driveway to side with parking for 2-3 vehicles leading to garage with electric up and over door, power and lighting.
To rear: Garden mainly laid to lawn with patio area, bound by fencing.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk







GROUND FLOOR
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA : 2769 sq.ft. (257.2 sq.m.) approx.

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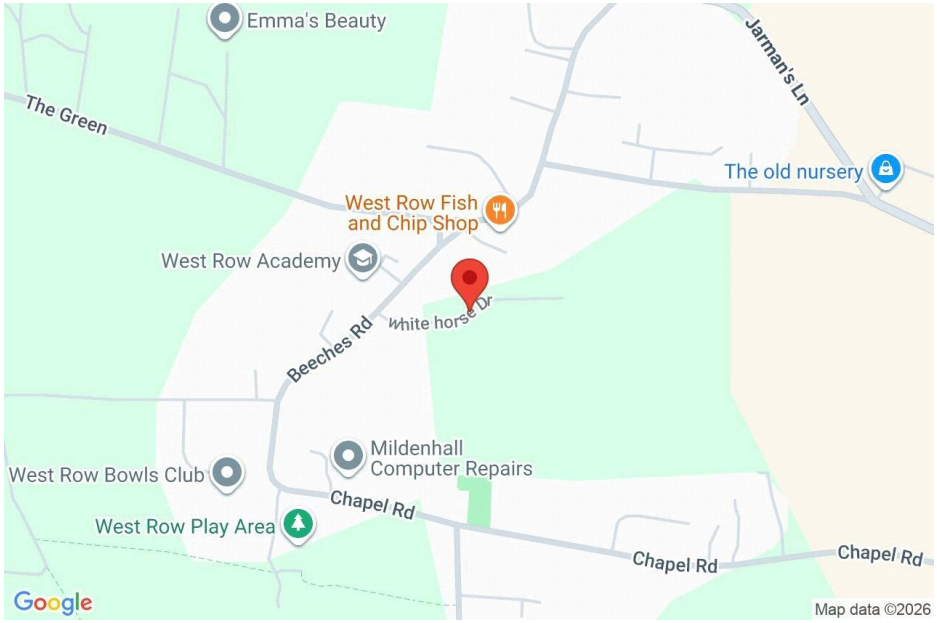

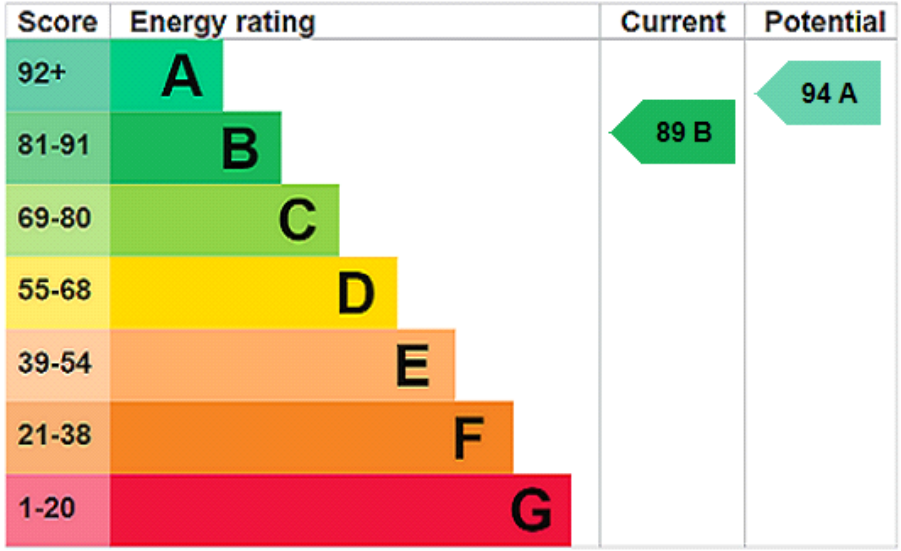

¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5