Balmforth

Estate Agents, Valuers & Letting Agents



26 Clements Way, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8AB

Guide Price £375,000

*GUIDE PRICE £375,000 - £385,000*
Set on an impressive third-of-an-acre plot with open green space to the front, this distinctive family home offers generous accommodation, mature gardens and excellent parking.

Homes in this small development are individually built, giving each property its own character and sense of space, making this a rare opportunity to acquire a substantial home in a unique setting.

The property offers well-proportioned and versatile accommodation throughout. A spacious entrance hallway leads to a bright front-facing living room, while the kitchen is fitted with a range of shaker-style units, a breakfast bar and integrated cooking appliances, with space for further white goods. A conservatory to the rear provides additional living space and opens directly onto the garden, creating an ideal link between indoors and out. There are four bedrooms in total, three of which are comfortable doubles, alongside a family bathroom fitted with a modern white suite and a separate cloakroom. Practical features include a loft with ladder access, lighting and partial boarding, as well as a recently updated boiler installed in May 2023.

The outside space is a true highlight of the property. To the front, a generous shingled driveway provides parking for multiple vehicles and leads to a single garage, with wooden gates allowing vehicular access through to the rear. The expansive rear garden is beautifully established and mostly laid to lawn, with mature shrubbery, planted flowers and two striking oak trees creating a wonderful sense of privacy and maturity. A large patio area sits directly behind the property, complemented by a further sheltered seating area perfectly positioned to enjoy views across the sunny garden. Additional features include a greenhouse, garage with power and lighting, and a lean-to/carport, making the outdoor space as practical as it is attractive.

HALLWAY
Spacious entrance hallway with windows to the front aspect, built-in airing cupboard providing useful storage, and access to the loft.

LIVING ROOM
Bright living room with window to the front aspect fitted with triple glazing.

BEDROOM ONE
Generous double bedroom with dual windows to the front aspect, both fitted with triple glazing.

BEDROOM TWO
Double bedroom with window to the rear aspect overlooking the garden, fitted with secondary glazing.

BEDROOM THREE
Further double bedroom with window to the rear aspect with secondary glazing.

BEDROOM FOUR
Versatile fourth bedroom with window to the front aspect.

FAMILY BATHROOM
Fitted with a white suite comprising a P-shaped bath with shower over, basin set within a vanity unit, WC, and window to the rear aspect with secondary glazing.

CLOAKROOM
Convenient cloakroom with WC and window to the rear aspect with secondary glazing.

KITCHEN
Fitted with a range of shaker-style wall and base units with worktops incorporating an inset sink and breakfast bar. Built-in oven and electric hob with cooker hood above, with space and plumbing for a dishwasher and washing machine, plus space for a double-width fridge freezer. Window to the rear aspect with secondary glazing.

CONSERVATORY
Light-filled conservatory with cabinets and worktop space, with room below for a tumble dryer. Windows to the rear aspect and French doors opening onto the garden.

GARDEN
To the front, a large, shingled driveway provides parking for multiple vehicles, alongside a paved driveway leading to the single garage. The frontage features planted shrubbery and a low-level wooden picket fence, with wooden gates providing vehicular access to the rear.
The expansive rear garden is mostly laid to lawn with mature shrubbery, planted flowers and two established oak trees. A large patio area sits adjacent to the property, with a further sheltered seating area ideal for enjoying views across the sunny garden. Additional features include a large greenhouse, single garage with power and lighting, a lean-to/carport to the side, and gated side access to the front.

Tenure: Freehold
Heating: Oil Boiler (fitted 2023)
Parking: Garage/Carport/Off-street parking
Windows/doors: UPVC double glazing

**¦¦Location¦¦**

Beck Row benefits from a range of local shops, village pub and take away facilities as well as primary school and Nature Reserve. A greater variety of amenities can be found near by in the large town of Bury St. Edmunds which is less than 12 miles away and in the nearby Market town of Mildenhall, which is rich in history and culture. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Mildenhall offers a good range of shopping, education and leisure services. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest.

**¦¦Viewing¦¦**

By appointment through
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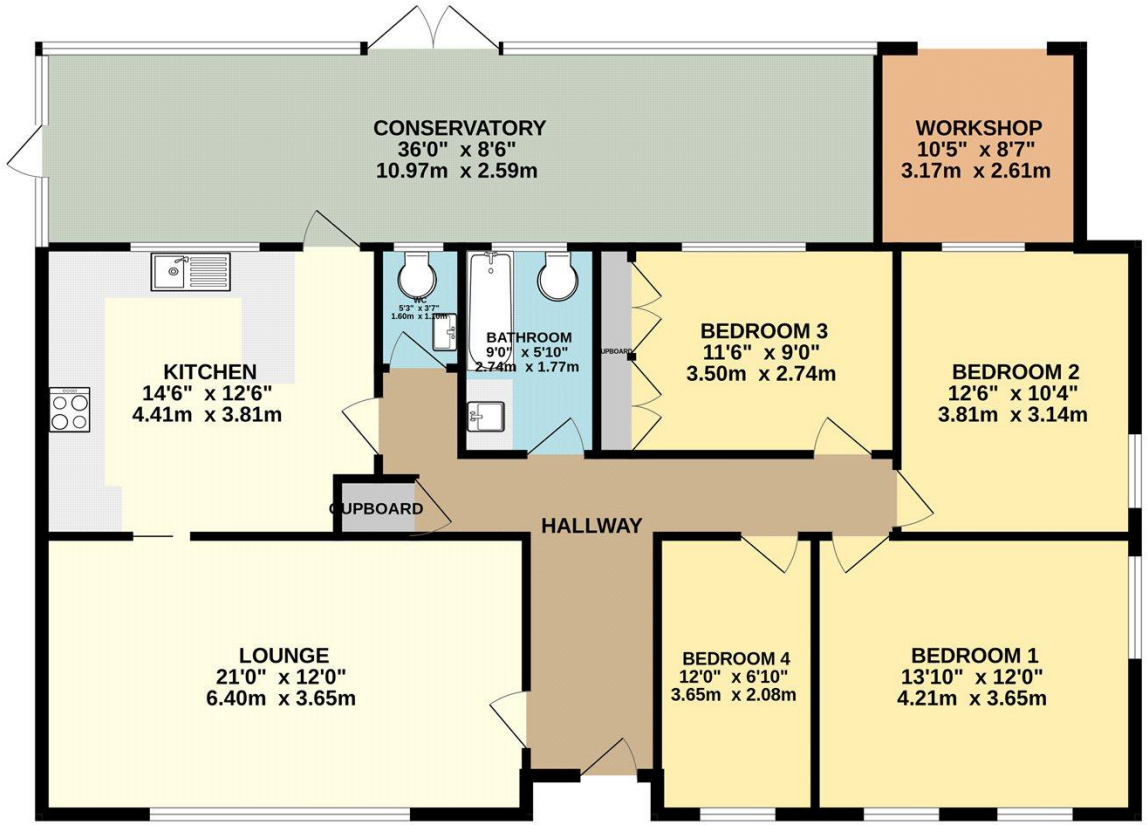
# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

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Material Information Brochure




GROUND FLOOR




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