Balmforth

Estate Agents, Valuers & Letting Agents



4 York Close, Beck Row, Bury St. Edmunds, Suffolk,
IP28 8DQ

Asking Price £385,000

Occupying a peaceful position on a quiet cul-de-sac in the popular village of Beck Row, this immaculately presented and extensively modernised detached bungalow is offered chain free and provides spacious, versatile accommodation throughout.

Boasting four well-proportioned bedrooms, all benefiting from integrated storage, the property also features an updated shaker-style kitchen, an impressive dual-aspect lounge/diner with French doors opening onto the garden, two en-suites, a family bathroom, utility room and an attached garage. Finished to an excellent standard throughout, this is a superb turnkey home ready for its next owners.

The welcoming entrance hall leads through to the bright and spacious lounge/diner, perfectly suited to both everyday living and entertaining, while the well-appointed kitchen/diner offers built-in appliances and direct internal access to the garage for added convenience. The principal and second bedrooms each enjoy their own en suite, complemented by a modern family bathroom serving the remaining bedrooms. Outside, the property is set back with ample parking, wrap-around gardens and a private patio, creating a peaceful setting within easy reach of local amenities and transport links.

In more detail the accommodation comprises of:
ENTRANCE HALL
Long hallway with Velux window above and double doors leading to:

LOUNGE/DINER
Spacious dual-aspect reception room with dual windows to the front aspect and French doors opening onto the rear garden.

KITCHEN/DINER
A range of shaker-style wall and base units with worktop incorporating a one-and-a-half bowl inset sink, built-in oven, electric hob with cooker hood above, integrated dishwasher, space for a fridge/freezer, and a window to the front aspect.

UTILITY
Base cabinets with worktop incorporating an inset sink, space and plumbing for a washing machine, access to the loft, and a double airing cupboard providing useful storage.

BEDROOM FOUR
Well-proportioned bedroom with a built-in two-panel sliding wardrobe and window to the side aspect.

BEDROOM THREE
Double bedroom with a built-in two-panel sliding wardrobe and window to the side aspect.

BEDROOM TWO
Double bedroom with a built-in three-panel sliding wardrobe and window to the side aspect.

BEDROOM TWO ENSUITE
White suite comprising an enclosed shower, vanity unit with inset basin, WC, and frosted internal window to the hallway.

BEDROOM ONE
Generous double bedroom with a built-in three-panel sliding wardrobe and window to the side aspect.

BEDROOM ONE ENSUITE
White suite comprising an enclosed shower, pedestal basin, WC, heated towel rail, and window to the rear aspect.

BATHROOM
White suite comprising a panelled bath with shower over and glass screen, pedestal basin, WC, and window to the rear aspect.

GARAGE
With power, lighting, and a window and door providing access to the rear garden.

OUTSIDE
A private driveway provides off-road parking for up to four vehicles, complemented by a generous lawned frontage offering potential for additional parking, mature tree, and gated access to both sides of the property. The wrap-around rear garden is predominantly laid to lawn with established shrubs and a patio seating area positioned outside the lounge French doors, creating an ideal space for outdoor entertaining and relaxation

Tenure: Freehold
Construction Type: Brick & tile
Heating: Oil central heating
Windows/doors: UPVC Double glazing
Council Tax: Band E - £2,673.78 (2026/2027)
Drainage: Mains

¦¦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
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk











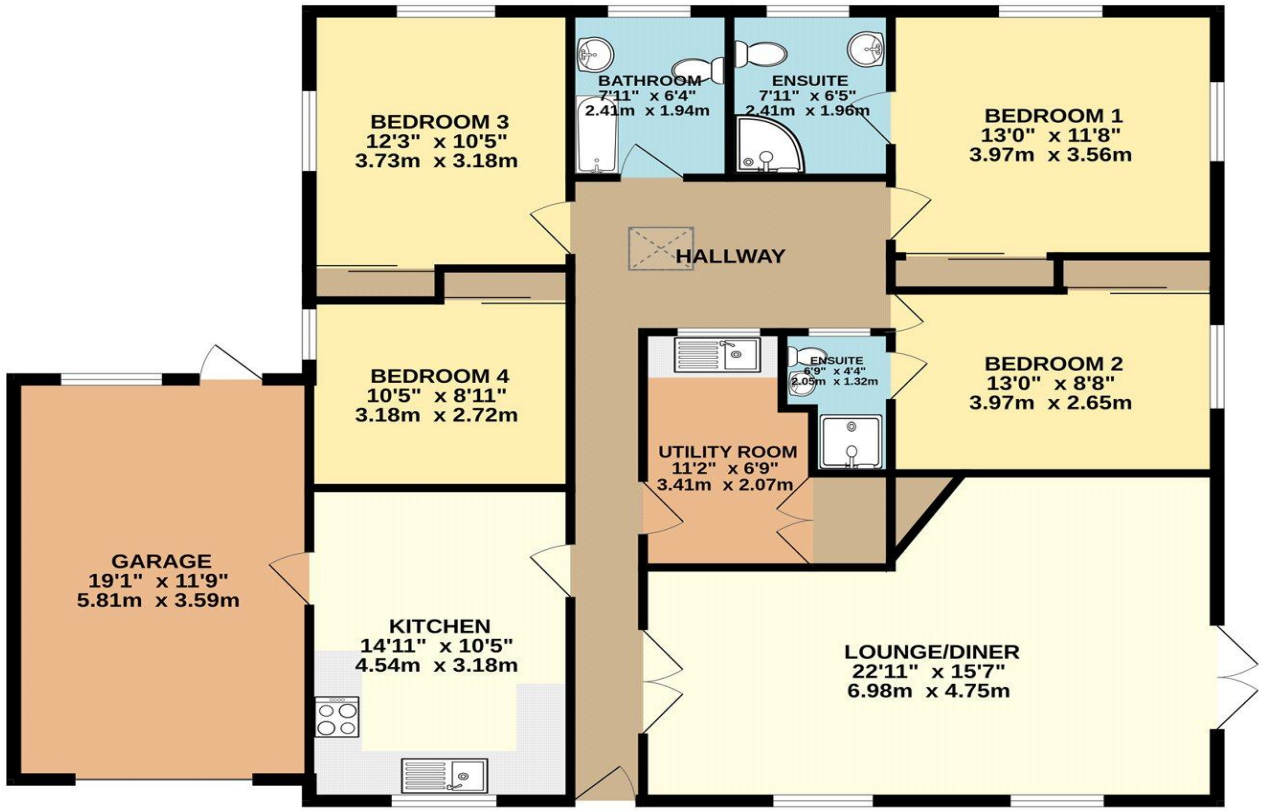
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
1586 sq.ft. (147.4 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 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.
Made with Metropix ©2026

FBM260009

naea | propertymark PROTECTED
arla | propertymark PROTECTED
propertymark cmp Client Money Protection
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK

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