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10 Burrell Crescent, Church Lane, Barton Mills,
Bury St. Edmunds, IP28 6AY

Asking Price £350,000

Located within the popular village of Barton Mills, this extended three-bedroom family home has been thoughtfully reconfigured to provide a spacious and flexible layout, centred around an impressive open-plan lounge/dining room with part underfloor heating. Further accommodation includes a separate study/bedroom four, modern kitchen, ground-floor shower room and first-floor family bathroom. The property also benefits from a detached garage with power and lighting, a gated rear driveway providing off-road parking, and further off-street parking to the front.

The extended lounge/dining room provides a real sense of space, with French doors opening onto the garden and a roof lantern allowing plenty of natural light into the room. The adjoining kitchen is fitted with shaker-style cabinetry, wooden work surfaces, integrated appliances and a useful utility cupboard with plumbing for additional white goods. A door leads through to the generous side passage, providing convenient access between the front and rear of the property. To the front, a separate family room accessed via glazed double doors from the dining area offers further versatility and would suit a home office, playroom, snug or additional bedroom.

Upstairs are three well-proportioned bedrooms, including two comfortable doubles, together with a modern family bathroom. The ground-floor shower room adds further practicality, while additional features include gas central heating with Hive controls, a replacement boiler installed in the past five years and a part-boarded loft for further storage options.

Outside, the enclosed rear garden is predominantly laid to lawn and features a variety of established shrubs and fruit trees, along with a raised pergola-covered seating area providing an ideal space for outdoor dining and entertaining. External power sockets are also provided. Gated rear access leads directly to the detached garage and driveway, accessed via Grange Lane, providing convenient off-road parking while keeping vehicles separate from the main garden.

In more detail the accommodation comprises of:
ENTRANCE HALL
Stairs rising to the first-floor landing and door leading to the principal ground floor accommodation.

LOUNGE/DINING ROOM
Open-plan living and dining space with French doors opening onto the rear garden, two further windows and a roof lantern providing additional natural light. The lounge area benefits from underfloor heating.

STUDY/BEDROOM FOUR
Accessed via glazed double doors, this adaptable room enjoys windows to dual aspects making it ideal as a home office, playroom or additional bedroom.

KITCHEN
Fitted with a range of shaker-style wall and base units with wooden work surfaces over and a one-and-a-half bowl sink inset. Further features include space for a range cooker with extractor hood above, integrated dishwasher, wine cooler and a useful utility cupboard with plumbing for further white goods. Window to the side aspect and door providing access to the side passage.

SHOWER ROOM
Fitted with a modern suite comprising an enclosed shower cubicle, wall-mounted wash basin, WC, heated towel rail and window to the side aspect.

LANDING
Built-in storage cupboard and doors leading to all bedrooms and the family bathroom.

BEDROOM ONE
Double bedroom with built-in storage cupboard, ornamental fireplace and window to the front aspect.

BEDROOM TWO
Double bedroom with built-in cupboard housing the gas-fired boiler and window overlooking the rear garden.

BEDROOM THREE
Bedroom with window to the rear aspect.

FAMILY BATHROOM
Fitted with a modern suite comprising bath with shower over, vanity unit with inset wash basin, WC, heated towel rail and window to the rear aspect.

GARAGE
Power and lighting with up-and-over door

OUTSIDE
To the front of the property is a shingled driveway with established planting and side access leading to the rear garden.

The enclosed rear garden is predominantly laid to lawn with a variety of established shrubs and trees. A raised seating area beneath a timber pergola provides space for outdoor dining and entertaining, with the added benefit of external power sockets. Gated rear access leads directly to the driveway and garage.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiators, part underfloor to lounge and dining room
Parking: Driveway parking to the front and rear, access to rear driveway is via Grange Lane
Windows/doors: UPVC Double glazing
Council Tax: Band B - £1,722.28 (2026/2027)
Drainage: Mains

AGENTS NOTE
1. Road to the front has not been adopted, all owners have part responsibility to maintain the road
2. Some items have been digitally removed for marketing purposes.

¦¦Location¦¦

Barton Mills village facilities include a church, village green, village hall and two local public houses. Many local residents enjoy community clubs and sports teams run by local people. Barton Mills is situated between the A11 dual carriageway and the market town of Mildenhall, which offers a range of shops and services catering for most everyday needs. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford, and Newmarket. Mildenhall lies approximately two miles from the A11 which gives access through to Thetford and Norwich to the north-east, Newmarket, Cambridge, and London to the south and southwest. Brandon to the north via the A1065 and Bury St Edmunds to the south-east via the A1101.

¦¦Viewing¦¦

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







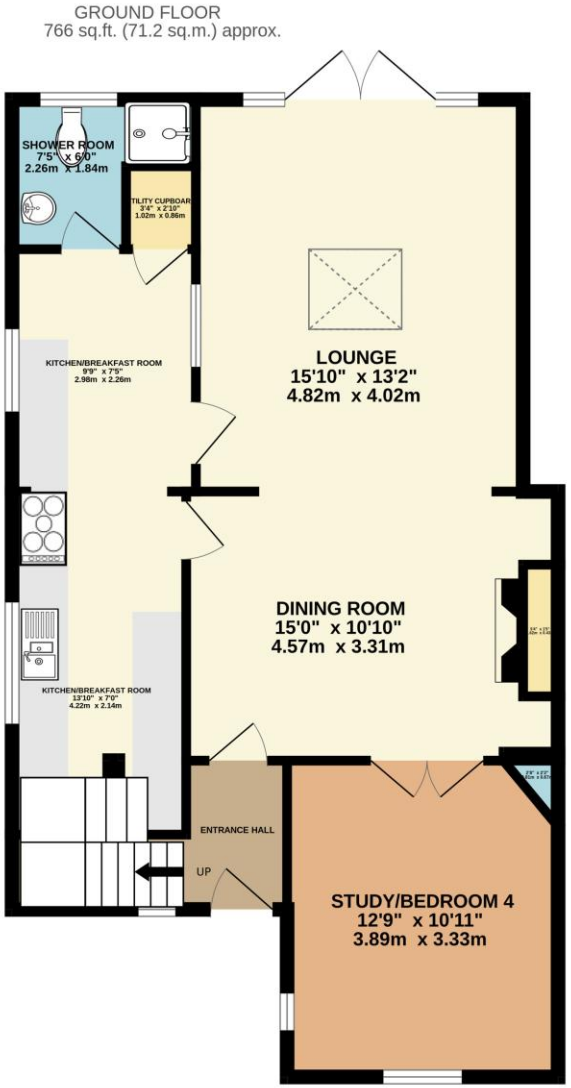


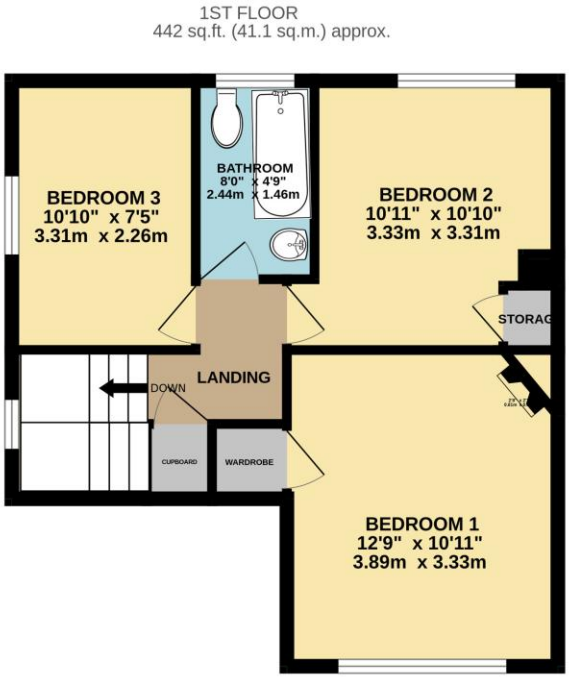


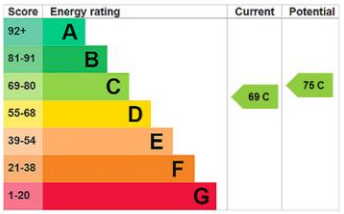
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure







TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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DISCLAIMER

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