Balmforth
Homes of Distinction



Saxony, 1 Eldon Lane, Holywell Row,
Bury St. Edmunds, Suffolk, IP28 8LZ

Asking Price £585,000

A substantial and versatile four-bedroom detached home occupying a generous plot of approximately 0.3 acres, with a self-contained annexe, gated driveway providing parking for six or more vehicles, double garage/workshop, separate yard area and wraparound gardens with two patio areas. The property has undergone numerous improvements in recent years, including solar panels, replacement roofing to both the house and annexe, a newly fitted bathroom and pressurised water system providing future peace of mind for any homeowner.

The accommodation is arranged around a welcoming entrance hall, with the self-contained annexe providing excellent flexibility and comprising a kitchen, shower room, separate WC and a spacious room currently used as a double bedroom. The main house offers a generous kitchen, a particularly useful utility room with extensive appliance space, an additional WC and a flexible fourth bedroom or study. The living accommodation includes a spacious lounge with French doors opening onto the garden, flowing through to a further lounge/dining area to create an excellent space for everyday family life and entertaining.

To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom, newly fitted in 2025. The landing also provides access to the insulated loft and an airing cupboard housing the recently installed pressurised water system. Further improvements include electrical checks completed in 2022, fitted Hillarys blinds installed in 2022, replacement roofing to both the main house and annexe in 2023, solar panels with a new inverter installed in the loft, and a new oil tank and base fitted in 2024. More recently, a new boiler motor was fitted in 2025, alongside the new pressurised water system and removal of the previous loft water tank.

Outside, the generous plot provides plenty of space to enjoy and is arranged with established trees, mature planting and open garden areas. A wraparound patio, laid in 2025, incorporates two distinct seating and entertaining areas, while several useful storage sheds and the separate yard area provide excellent practicality for those requiring additional storage, space for hobbies, equipment or vehicles.

In more detail the accommodation comprises of:
ENTRANCE HALL
A welcoming entrance hall with stairs rising to the first floor and useful storage beneath the stairs.

ANNEXE BEDROOM/RECEPTION ROOM
A versatile and generously proportioned room, currently used as a double bedroom, with windows to two aspects.

ANNEXE KITCHEN
Fitted with a range of base units with work surfaces over and an inset sink. Window to the rear aspect.

ANNEXE WC
Fitted with a WC and hand basin, with space for additional storage and a window to the side aspect.

ANNEXE SHOWER ROOM
Fully tiled and fitted with an enclosed shower and vanity unit with inset basin. Window to the side aspect.

BEDROOM FOUR/STUDY
A versatile room suitable for use as a fourth bedroom or home office, with a large picture window to the front aspect.

KITCHEN
Fitted with a range of wall and base units, incorporating a double oven, electric hob with extractor hood above, space and plumbing for a dishwasher and additional built-in storage. Dual windows overlook the rear aspect.

UTILITY ROOM
A particularly useful space fitted with a range of wall and base units and work surfaces incorporating an inset sink. Space and plumbing for two under-counter washing machines and a tumble dryer, with further space for a double fridge freezer. Window and external door to the rear.

WC
Fitted with a WC and window to the rear aspect, with a useful boiler cupboard.

LOUNGE
A spacious living area with a window overlooking the rear garden and French doors opening directly onto the patio. Open through to:

LOUNGE/DINING ROOM
A further generous and flexible reception space with a window to the rear aspect, providing ample room for a dining table or additional seating area.

LANDING
Airing cupboard housing the newly installed pressurised water system, together with access to the loft, which has benefited from new insulation.

BEDROOM THREE
Double bedroom with a window to the side aspect.

BEDROOM TWO
Double bedroom with a built-in storage cupboard and window to the rear aspect.

BEDROOM ONE
Generous double bedroom with a built-in double storage cupboard and window to the rear aspect.

BATHROOM
A newly fitted, fully tiled contemporary suite comprising a walk-in shower, vanity unit with inset basin, WC, heated towel rail and wall-mounted storage. Window to the front aspect.

DOUBLE GARAGE/WORKSHOP
Providing excellent space for vehicle storage, a workshop or hobbies, with access to the adjoining separate yard area.

OUTSIDE
The property is approached via a gated driveway providing extensive off-road parking for six or more vehicles and access to the double garage. Occupying approximately 0.3 acres, the plot wraps around the property and includes established trees, mature planting and generous open garden areas. A wraparound patio, completed in 2025, provides two separate areas for outdoor seating and entertaining. Several storage sheds are positioned within the grounds, while the separate yard area adjoining the garage offers further practical space for storage, equipment, vehicles or hobbies.

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¦¦

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical marketplace offering a good range of shopping, education, and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northeast and Bury St Edmunds to the southeast via the A1101. Mildenhall also enjoys its modern ‘hub’ facilities with swimming pool, library and medical facilities.

¦¦Viewing¦¦

By appointment only through
Balmforth Estate Agents, Valuers & Lettings Agents
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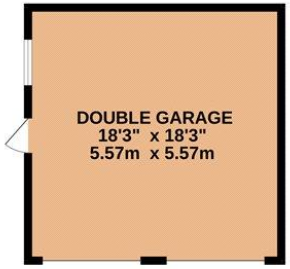



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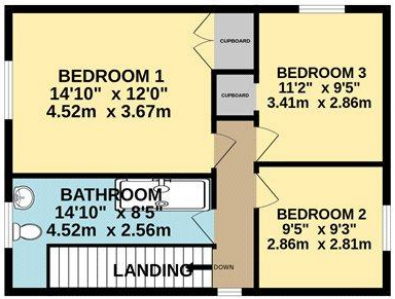
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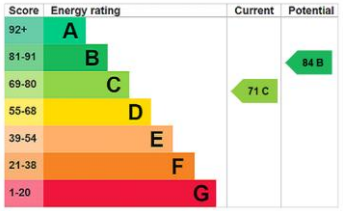


GROUND FLOOR
1783 sq.ft. (165.7 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.





TOTAL FLOOR AREA : 2341 sq.ft. (217.5 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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