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29A The Street, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8AD

Asking Price £250,000

Located in the popular village of Beck Row, this extended detached bungalow is offered to the market chain free. Boasting three double bedrooms, the property features a cosy living room centred around a wood-burning stove, a modern fitted kitchen with integrated appliances, a family bathroom, and the added benefit of a wet room en-suite to the principal bedroom. A private driveway provides ample off-road parking for multiple vehicles.

The accommodation is thoughtfully arranged across a single level. The welcoming hallway leads through to a bright dual-aspect kitchen overlooking the garden, while the bay-fronted living room provides a warm and inviting space to relax beside the wood burner. All three bedrooms are well-proportioned doubles, with the principal bedroom enjoying French doors opening directly onto the rear garden alongside its own en-suite wet room.

Beck Row is a well-served village offering a range of everyday amenities, with nearby Mildenhall providing a wider selection of shops, cafés and leisure facilities. The property is also conveniently positioned for RAF Mildenhall and RAF Lakenheath, with excellent road links via the A11 towards Bury St Edmunds, Cambridge and Norwich.

In more detail the accommodation comprises of:
HALLWAY
Welcoming entrance hall with access to the loft space.

LIVING ROOM
A cosy reception room featuring a charming wood-burning stove and bay window to the front aspect.

KITCHEN
Fitted with a range of contemporary wall and base units with work surfaces over and an inset one-and-a-half bowl sink. Integrated double oven, gas hob with cooker hood above, built-in dishwasher, and space and plumbing for a washing machine. Windows to dual aspects and a door leading directly to the rear garden.

BEDROOM THREE
Double bedroom with a bay window to the front aspect.

BEDROOM TWO
Double bedroom with a window overlooking the rear garden.

BEDROOM ONE
Double bedroom with a window to the front aspect and French doors opening onto the rear garden. Access to the loft space and door leading to:

WET ROOM / EN-SUITE
Comprising an open shower with floor drainage, corner wash basin and WC.

BATHROOM
Fitted with a white suite comprising a panelled bath with shower over, vanity unit with inset wash basin, WC, and a window to the rear aspect.

OUTSIDE
To the front, the property benefits from a generous frontage with a private driveway providing ample off-road parking for multiple vehicles.

The enclosed rear garden is predominantly laid to lawn with established trees and shrubs, offering a good degree of privacy and plenty of potential for landscaping or further improvement.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Oil central heating
Windows/doors: UPVC Double glazing
Council Tax: Band B - £1,701.50 (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
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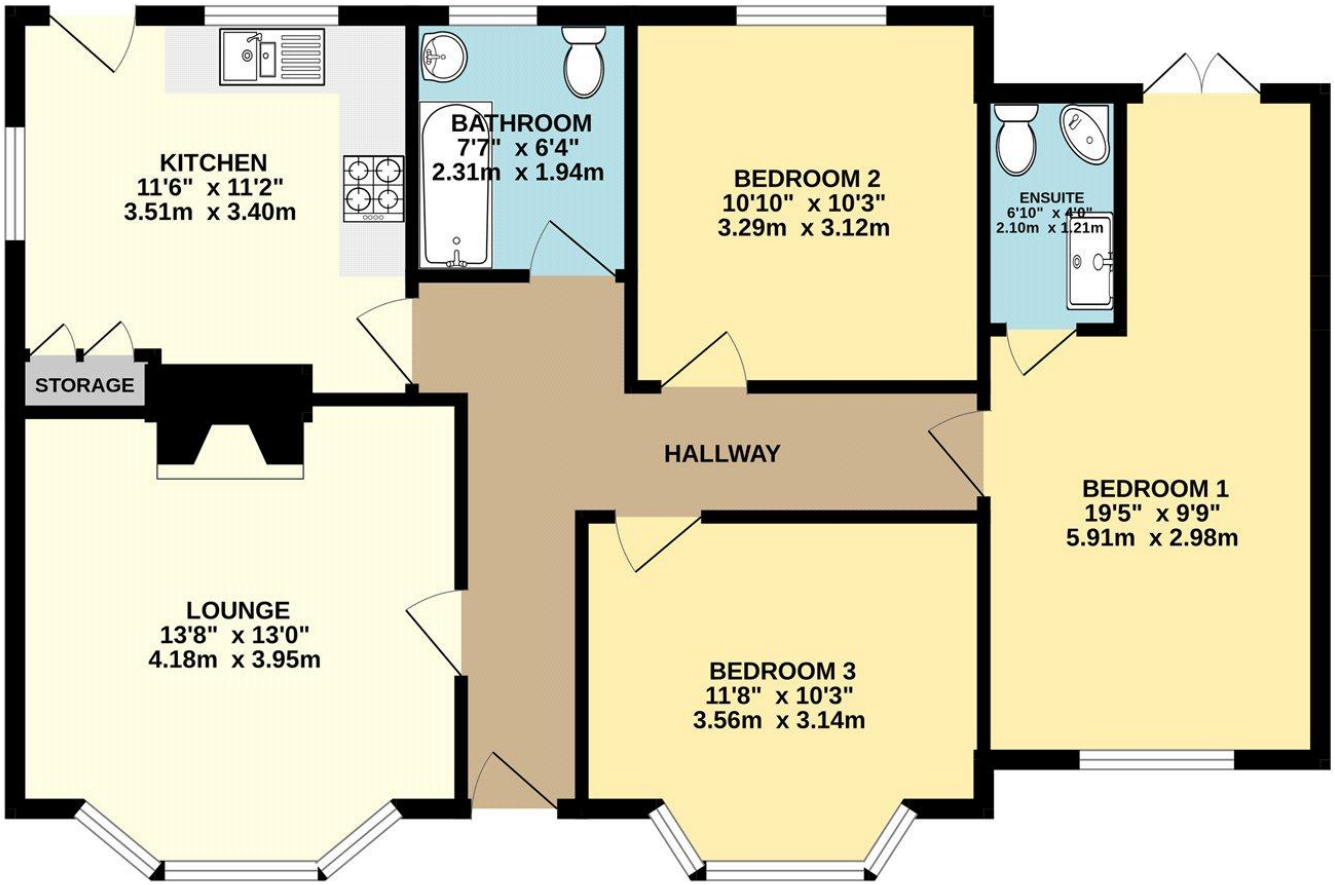
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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