Balmforth

Estate Agents, Valuers & Letting Agents



8 Holly Walk, Beck Row, Bury St. Edmunds, Suffolk, IP28 8UB

Asking Price £240,000

Offered CHAIN FREE, this THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW is tucked away at the end of a QUIET CUL-DE-SAC within the sought-after village of BECK ROW. Boasting SPACIOUS LIVING ACCOMMODATION THROUGHOUT, the property features two generous double bedrooms with WALL-TO-WALL FITTED STORAGE,

a modern kitchen and bathroom, private rear garden, garage with power and lighting, and a block paved driveway providing PARKING FOR MULTIPLE VEHICLES.

Internally, the property offers well-balanced accommodation across two floors, including a bright living room with French doors opening onto the rear garden, separate dining room, contemporary fitted kitchen with integrated appliances, ground floor bedroom and cloakroom, alongside two further double bedrooms and a stylish shower room to the first floor.

Outside, the private rear garden is mainly laid to lawn with a patio seating area, greenhouse, and mature planting throughout, while side access leads to the garage and front driveway.

In more detail the accommodation comprises of:
HALLWAY
Storage cupboard beneath the stairs.

CLOAKROOM
Modern suite comprising a hand basin set into a vanity unit, WC, heated towel rail, and a window to the side aspect.

LIVING ROOM
Bright room with French doors and dual windows overlooking the rear garden.

DINING ROOM
Window to the front aspect.

KITCHEN
Fitted with a contemporary range of wall and base units, worktops with an inset one and a half bowl sink, built-in oven, electric hob with cooker hood above, and integrated dishwasher. Space for a double fridge/freezer, a window to the rear aspect, and an external door leading to the side passage.

BEDROOM THREE
Window to the front aspect.

LANDING
Airing cupboard with double sliding doors and additional storage space, with access to the loft.

BEDROOM TWO
Double bedroom with wall-to-wall sliding wardrobes and a window to the front aspect.

BEDROOM ONE
Double bedroom with wall-to-wall sliding wardrobes and a window to the rear aspect.

BATHROOM
Modern suite featuring a walk-in shower, basin set into a vanity unit, WC, heated towel rail, and a Velux window to the side aspect.

GARAGE
With power, lighting, plumbing for washing machine and additional storage within the eaves.

OUTSIDE
To front: Block paved driveway providing parking for multiple vehicles, leading to the single garage, alongside a grass area with mature shrubbery. Side access to the rear.
To rear: Private garden mainly laid to lawn with a patio area adjacent to the property, greenhouse, and established planting including shrubs and trees throughout. Side access to the garage.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Oil central heating
Windows/doors: UPVC Double glazing
Council Tax: Band C - £1,944.57 (2026/2027)
Drainage: Mains
Water supply: Meter
Parking: Driveway for multiple vehicles
Windows/doors: UPVC double glazing
EPC: E - 46
Flood risk: Zone 1- Low Risk
Electric supply: Standard metered account

AGENTS NOTE
1. The seller has no first hand knowledge of the property and is therefore sold as seen

¦¦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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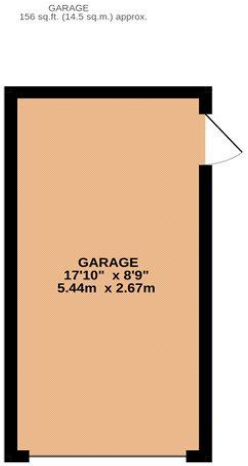


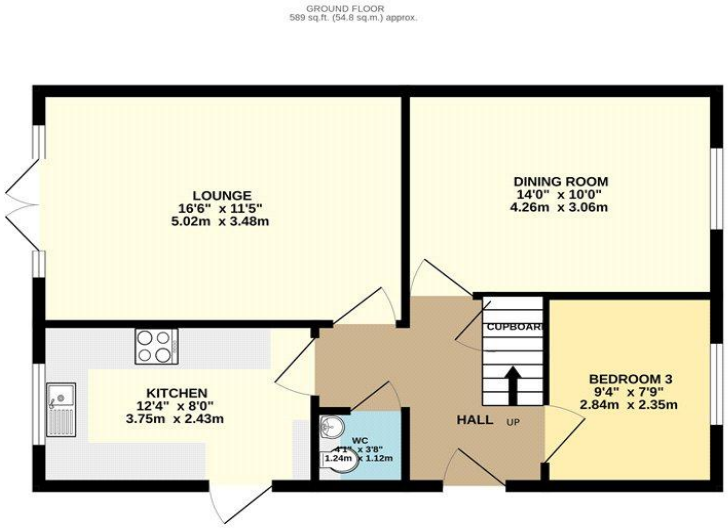


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure









TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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.
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