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5 The Pines, Holywell Row, Bury St. Edmunds,
Suffolk, IP28 8LU

Guide Price £400,000

GUIDE PRICE £400,000 - £425,000

This beautifully presented four-bedroom detached bungalow occupies a generous plot of approximately one-fifth of an acre within the sought-after village of Holywell Row. Offering a superb blend of comfort and modern living, the property benefits from spacious and versatile accommodation throughout, together with extensive garden space, ample parking, high-quality finishes, elegant plantation shutters fitted throughout and a recently updated oil-fired central heating system with radiators installed in 2021, making it an ideal home for families and those seeking single-storey living.

The accommodation is arranged around a welcoming entrance hall and comprises a bright and spacious L-shaped open-plan lounge, dining and kitchen area, creating an excellent space for both everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units, integrated appliances, breakfast bar and space for an American-style fridge freezer. This bright and contemporary space further benefits from air conditioning, providing year-round comfort and enhancing the property's modern appeal. In addition, there is a well-proportioned sunroom overlooking the garden, a useful study, four generous double bedrooms, an en-suite shower room to the principal bedroom and a stylish family bathroom. The hallway further benefits from useful storage, including an airing cupboard and a utility cupboard with space and plumbing for laundry appliances.

Externally, the property enjoys wrap-around gardens with the front garden being predominantly laid to lawn and the rear garden providing an excellent outdoor space for families and entertaining alike. An extensive Italian stone patio extends directly from the property, complemented by a large garden storage unit and established lawn areas. A private driveway and separate parking area provide off-road parking for approximately five to six vehicles.

In more detail the accommodation comprises of:

ENTRANCE HALL
A welcoming entrance hall providing access to all accommodation and benefiting from a storage cupboard, airing cupboard and utility cupboard.

LOUNGE / DINING ROOM / KITCHEN
Impressive L-shaped open-plan living space offering clearly defined lounge, dining and kitchen areas and fitted with air conditioning. The contemporary kitchen is fitted with a range of wall and base units with work surfaces over and inset sink. Integrated dishwasher, electric induction hob with built in extractor, twin built-in fan ovens, breakfast bar and space for an American-style fridge freezer. Windows to front and rear aspect. Back door providing access to rear garden.

SUNROOM
Well-proportioned additional reception space overlooking the garden, patio doors to rear aspect.

STUDY
Useful home office with window to front aspect.

BEDROOM ONE
Generous sized principal bedroom benefiting from access to the en-suite shower room and window to rear aspect.

ENSUITE
Comprising enclosed shower cubicle and toilet with basin built in above and heated towel rail.

BEDROOM TWO
Spacious double bedroom fitted with built-in wardrobes and window to side aspect.

BEDROOM THREE
Spacious double bedroom with window to front aspect.

BEDROOM FOUR
Well-proportioned double bedroom with window to side aspect.

BATHROOM
Stylishly appointed modern family bathroom fitted with a panelled bath with shower over, vanity unit incorporating wash hand basin and toilet, illuminated mirror and heated towel rail.

OUTSIDE
The property occupies a generous plot of approximately 1/5 acre and enjoys wrap-around gardens. To the front, the garden is predominantly laid to lawn with ample space creating an attractive approach to the property. A private driveway and separate paved parking area provide off-road parking for approximately five to six vehicles. At the end of the driveway, there is a side gate giving access to the rear garden.
The spacious rear garden is ideal for families and outdoor entertaining, featuring an extensive Italian stone patio seating area immediately adjoining the property, areas of lawn and a substantial garden storage unit. The gardens offer a pleasant setting with ample space for a variety of uses.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: Oil
Windows/doors: UPVC Double glazing
Council Tax: Band D £2,187.64 2026/2027
Drainage: Mains

¦¦Location¦¦

Holywell Row is a short distance from the town of Mildenhall which 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 force base and its unique Roman Silverware collection known as the 'Mildenhall Treasure'. Mildenhall offers a good range of shopping, education, and leisure services together with many local places of historical interest. 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 Fiveways interchange on the A11 which gives access to Thetford and Norwich to the northeast and Newmarket and London to the south and southwest. Other towns within travelling distance are Brandon to the northwest and Bury St Edmunds to the southeast via the A1101. Holywell Row is predominantly a farming village and enjoys local produce sold from village stalls.

¦¦Viewing¦¦

By appointment through
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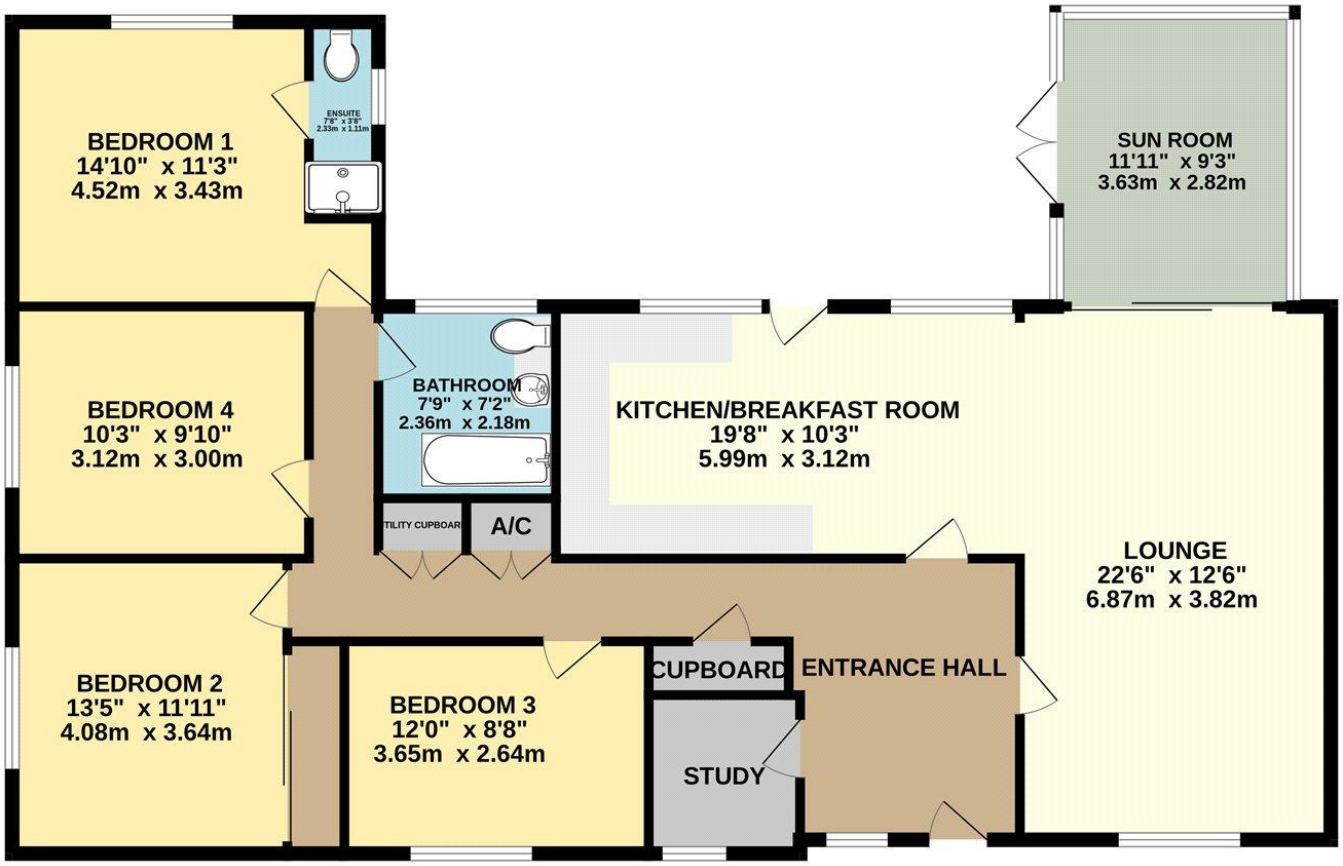


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



FBM260147

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The Property Ombudsman

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