Balmforth

Estate Agents, Valuers & Letting Agents



88 Rozel Court, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8AY

Asking Price £100,000

Offered to the market CHAIN FREE, this detached park home presents an excellent opportunity for those seeking a peaceful village setting with convenient local amenities close by. Featuring two generous double bedrooms, a bright and spacious living/dining room with large windows, and a low-maintenance wrap-around garden. The property also benefits from a driveway providing private off-road parking.

The accommodation includes a fitted kitchen with a range of shaker-style units, integrated cooking appliances and space for additional white goods, with an external door leading outside. A central hallway with built-in storage serves the accommodation, while the principal bedroom benefits from a walk-in wardrobe and en-suite bathroom, complemented by a further double bedroom and separate bathroom. Combining well-proportioned accommodation with easy-to-maintain outdoor space, the property is ideally suited to retirees, downsizers, or those seeking a more relaxed pace of life.

In more detail the accommodation comprises of:

HALLWAY
Access to all accommodation, alongside a built-in storage cupboard.

LIVING/DINING ROOM
Bright and spacious L-shaped living/dining space with electric fireplace and windows to dual aspects.

KITCHEN
Fitted with a range of shaker-style wall and base units, worktops with inset one and a half bowl sink, built-in oven, four-ring gas hob with cooker hood above, space for fridge/freezer, with washing machine included. Window and external door to the side aspect.

BEDROOM ONE
Double bedroom featuring a walk-in wardrobe and fitted drawers/bench, window to the side aspect and access to en-suite.

EN-SUITE
Fitted with enclosed shower, W.C, corner basin and window to rear aspect.

BEDROOM TWO
Double bedroom with fitted wardrobes and window to the rear aspect.

BATHROOM
Fitted with a 3-piece suite comprising of panelled bath, pedestal basin, W.C, and window to side aspect.

OUTSIDE
Driveway to the left-hand side of the property providing private off-road parking for one vehicle. The property benefits from a low-maintenance wrap-around garden, predominantly comprising of patio paving and gravel, complemented by a selection of flowerbeds and planters. A useful storage shed is positioned to the rear of the property.

Tenure: Lifetime Leasehold
Construction Type: Park Home
Heating: LPG Calor Gas Tank
Windows/doors: UPVC Double glazing
Council Tax: Band A - £1,458.42 (2026/2027)
Pitch Fee: Approx. £205 pcm
Drainage: Mains

AGENTS NOTES (contact office for details):
1) Site rules apply
2) Over 45's only
2) Conditions for resale will apply
3) Park owners: Beyford Enterprises
5) Age: Approximately 20 years
6) Pets allowed
7) Electric is sub metered
8) Water is sub metered
9) Sales fee site: 10% sales fee

## ¦¦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 nearby 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
T: 01638 711171
E: mildenhall@balmforth.co.uk









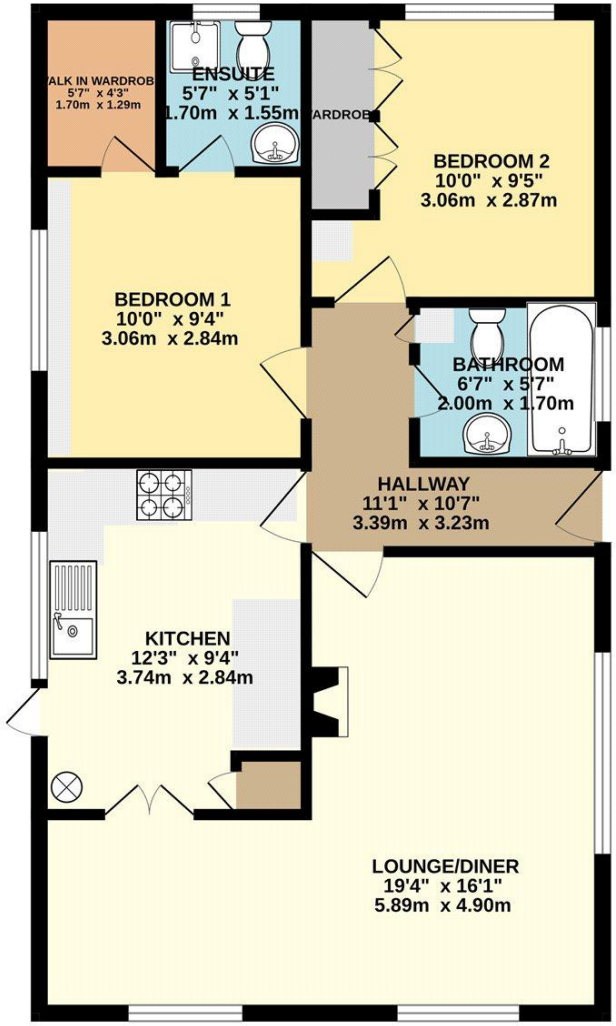


# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.




FBM260674

naea | propertymark PROTECTED
arla | propertymark PROTECTED
propertymark cmp Client Money Protection
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