

Balmforth

Estate Agents, Valuers & Letting Agents



28 Blenheim Close, West Row, Bury St. Edmunds,
Suffolk, IP28 8QA

Guide Price £230,000

GUIDE PRICE £230,000 - £240,000

An attractive and well-presented three-bedroom mid-terraced home offering accommodation ideally suited to modern living, situated within the sought-after village of West Row. Combining a fantastic blend of comfort, practicality and modern convenience, this appealing home is well suited to a variety of buyers. Tucked away at the end of a quiet cul-de-sac, it enjoys a peaceful setting with a pleasant outlook across open fields to the rear.

A particular highlight is the spacious lounge/diner, providing an excellent space for both everyday living and entertaining, with French doors opening onto the rear garden and allowing natural light to flood the room. The kitchen offers space for a range of appliances and informal dining, whilst the ground floor is further complemented by a cloakroom and useful understairs storage. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom featuring a freestanding bath.

Externally, the property benefits from off-road parking to the front and a fully enclosed rear garden designed for ease of maintenance. Further benefits include Hive smart central heating and an EV charging point. Located within the popular village of West Row and just a short distance from the market town of Mildenhall, the property enjoys convenient access to a range of local amenities, schools and transport links, whilst retaining a pleasant village atmosphere.

In more detail the accommodation comprises of:

HALLWAY:

Welcoming entrance hall with staircase rising to the first floor, useful understairs storage cupboard and access to all ground floor accommodation.

KITCHEN:

Fitted with a range of wall and base units with work surfaces over and inset one-and-a-half bowl sink and drainer. Integrated oven, hob and extractor fan. Space and plumbing for a washing machine, dishwasher and tumble dryer, together with space for a free-standing fridge/freezer. Ample room for a dining table, creating an ideal space for informal dining. Window to front aspect.

LOUNGE/DINER:

Bright and spacious dual-purpose reception room with French doors opening onto the rear garden and windows to rear aspect.

CLOAKROOM:

Fitted with a contemporary suite comprising a WC and wash hand basin set within a vanity unit. Window to front aspect.

LANDING:

Providing access to all first floor accommodation.

BEDROOM ONE:

Generous double bedroom with window to rear aspect enjoying views across open fields. Access to:

EN SUITE:

Fitted with an enclosed shower cubicle, pedestal wash hand basin and WC.

BEDROOM TWO:

Well-proportioned double bedroom with window to front aspect.

BEDROOM THREE:

Well-proportioned single bedroom with window to rear aspect.

FAMILY BATHROOM:

Fitted with a contemporary suite comprising a freestanding bath, WC and wash hand basin set within a drawer-front vanity unit. Plumbing remains in place for the installation of a shower if required. Window to front aspect.

OUTSIDE:

To the front of the property is off-road parking together with an EV charging point. The fully enclosed rear garden has been designed with ease of maintenance in mind and features an area of artificial lawn, decking and a timber storage shed. The garden also enjoys a pleasant outlook across adjacent open fields.

Tenure: Freehold

Construction Type: Brick/Tiles

Heating: Oil

Windows/doors: UPVC Double glazing

Council Tax: 2026/2027 £1999.87

Drainage: Mains

EV Charging point: Yes

Parking: Drive way

Location

West Row is a sought-after village located about two miles west of Mildenhall with a range of amenities including a local primary school, public house situated by the river Lark and general store, as well as a tennis court, football grounds, enclosed play area and a village hall which provides various activities and entertainment. For further amenities, Mildenhall and Bury St. Edmunds can be visited nearby.

Viewing

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171

E: mildenhall@balmforth.co.uk

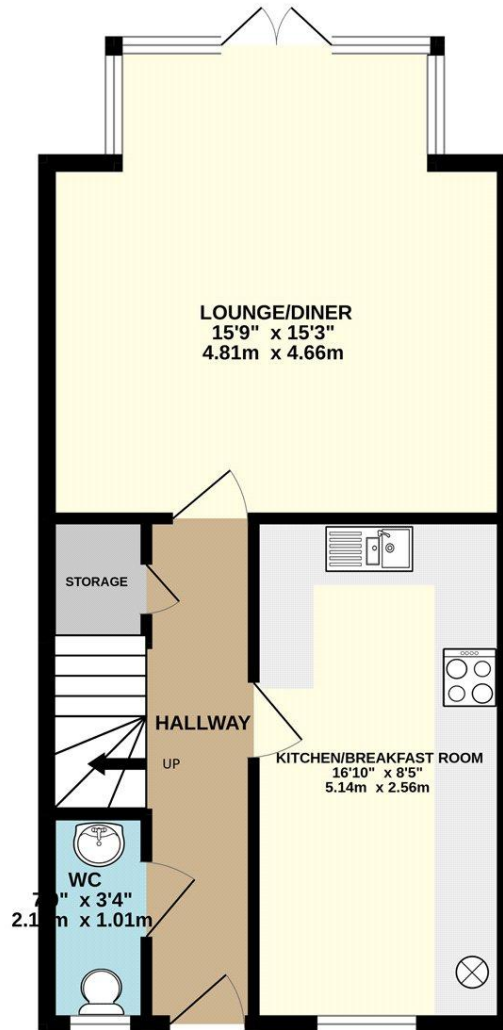


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

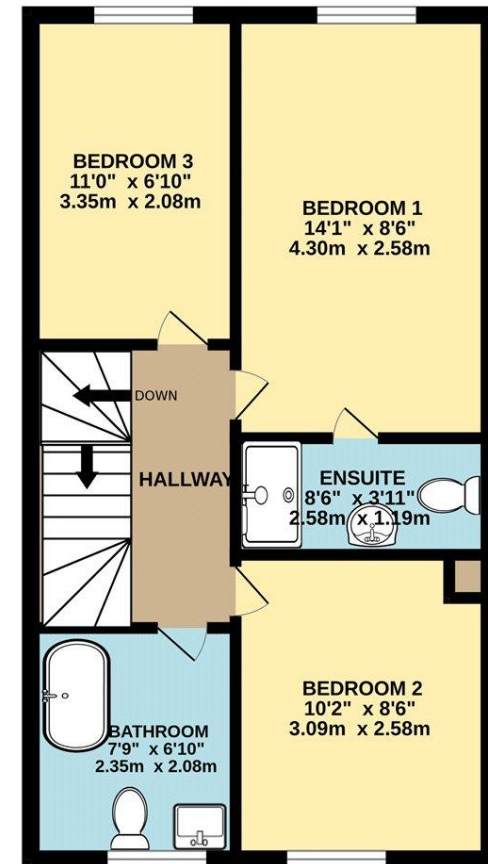


Scan here for
Area Guides

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C 80 C

FBM260678



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>