

Balmforth

Estate Agents, Valuers & Letting Agents



46 Tithe Avenue, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8BZ

Asking Price £250,000

This CHAIN FREE FOUR-BEDROOM end-terrace FAMILY HOME is centrally located in the village of BECK ROW. The property boast SPACIOUS ACCOMMODATION throughout, and features GAS CENTRAL, MODERN KITCHEN, UPVC WINDOWS, as well as ALLOCATED PARKING for TWO VEHICLES.

Perfectly positioned in the popular village of Beck Row, this well-presented four-bedroom end terrace home offers a fantastic opportunity for first-time buyers or families needing extra space – all with the added benefit of no onward chain.

The home features spacious lounge, that leads through to a bright and airy open-plan kitchen/diner, ideal for family mealtimes, entertaining guests. A separate utility room provides handy extra storage and laundry space, while the ground floor shower room adds a touch of flexibility for busy households.

Upstairs, the home continues to impress with four generously sized bedrooms, all featuring built-in storage, making it easy to stay organised. A modern family bathroom with storage completes the first floor, providing everything a growing family needs.

Outside, enjoy a substantial enclosed rear garden with walled boundary, mostly laid to lawn and boasting shed and patio. To the front, there's allocated parking for two vehicles, offering convenience right at your doorstep.

Situated close to local schools, shops, and RAF Mildenhall/Lakenheath, this is a great opportunity to step onto the property ladder or upsize into a long-term family home in a friendly village community

In more detail the accommodation comprises of:
ENTRANCE HALL:

SHOWER ROOM:
Low level wc, corner shower cubicle, pedestal handbasin.

KITCHEN:
Range of wall and base units, built in oven and hobs with extractor fan over, space for fridge/freezer, window to rear, door to rear, tiled flooring.

DINER AREA:
Patio door to rear.

UTILITY ROOM:
Space and plumbing for washing machine and dryer, window to side.

LOUNGE:
Window to front, stairs to first floor, window to front.

ON THE FIRST FLOOR:
STAIRS/LANDING:
BEDROOM ONE:
Window to rear, double wardrobe

BEDROOM TWO:
Window to front, double wardrobe.

BEDROOM THREE:
Window to rear, double wardrobe.

BEDROOM FOUR:
Window to side, double wardrobe.

BATHROOM:
Suite comprising of a low level wc, pedestal handbasin, bath with shower over, window to side, mirror, airing cupboard.

OUTSIDE:
Enclosed rear garden, shed, side access, allocated parking for two cars to front.

Tenure: Freehold
Heating: Calor gas tank
Parking: Two allocated parking spaces
Windows/doors: UPVC double glazing

::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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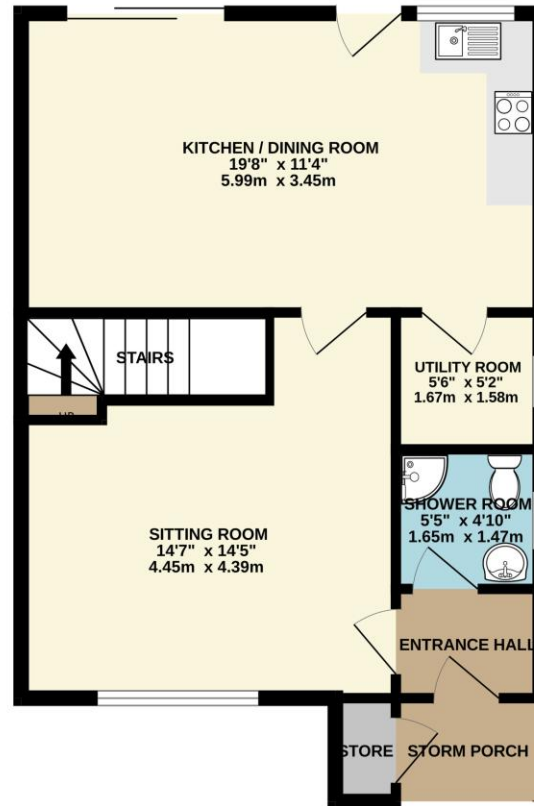


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

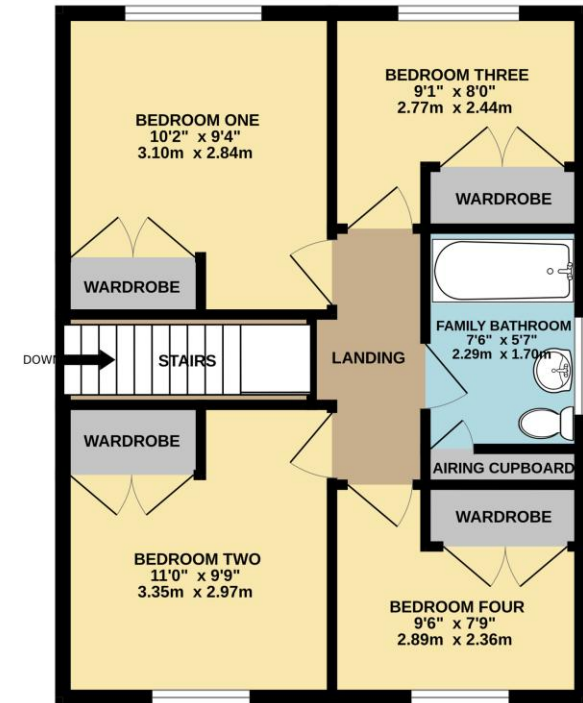


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GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 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		

TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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