

Balmforth

Estate Agents, Valuers & Letting Agents



8 Neve Gardens, West Row, Bury St. Edmunds,
Suffolk, IP28 8PP

Asking Price £200,000

Offered to the market CHAIN FREE, this two-bedroom semi-detached bungalow occupies a PEACEFUL CUL-DE-SAC POSITION within the popular village of West Row.

Offering excellent SCOPE FOR MODERNISATION and improvement, the property presents an exciting opportunity for buyers looking to create a home to their own taste whilst enjoying the convenience of single-storey living.

The accommodation comprises a welcoming entrance hall, a spacious lounge featuring an attractive fireplace, a well-proportioned kitchen/diner, two bedrooms and a family bathroom. The generous principal bedroom benefits from extensive fitted wardrobes, while a substantial lean-to provides versatile additional space and excellent practicality.

Externally, the property benefits from enclosed front and rear gardens together with a useful brick-built outbuilding providing additional storage. Combining excellent potential with practical outdoor space, the property enjoys a convenient position within easy reach of the market town of Mildenhall and its extensive range of amenities, making it an appealing choice for a variety of buyers.

In more detail the accommodation comprises of:

ENTRANCE HALL:

Welcoming hallway with boiler cupboard and access to all principal rooms.

KITCHEN/DINER:

Fitted with a range of mid-century style wall and base units with inset sink, space for an electric cooker, washing machine and freestanding fridge/freezer. Built-in pantry-style cupboard providing additional storage and space for a dining table. Window to the front aspect and raised side window.

LOUNGE:

Generous living room featuring an attractive fireplace, airing cupboard and large window to the front aspect allowing plenty of natural light.

BEDROOM ONE:

Spacious double bedroom with three built-in wardrobes providing ample storage and window overlooking the rear garden.

BEDROOM TWO:

Well-proportioned second bedroom with window to the rear aspect.

BATHROOM:

Fitted with a three-piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC. Window to the front aspect.

LEAN-TO:

Constructed from a mix of timber, brick and uPVC with windows to the side aspect and doors to both the front and rear. A particularly useful and versatile space providing excellent storage, with access to the garden and outbuildings.

OUTSIDE:

The property benefits from enclosed front and rear gardens incorporating areas of gravel, patio and mature flower beds, all bounded by timber fencing. A spacious lean-to, useful brick-built outbuilding (shared with the neighbouring property) and additional garden shed provide excellent external storage. To the front, a dropped kerb offers potential for the creation of off-road parking, subject to the necessary consents, whilst on-street parking is currently available.

Tenure: Freehold

Construction Type: Brick/Tile

Heating: Electric Warm Air Heating

Windows/doors: UPVC Double glazing

Council Tax: Band B £1,749.89 (2026/2027)

Drainage: Mains

Parking: On Street (Potential for Driveway)

Broadband: The property has Superfast broadband available

Agent Notes

Full Material Information Report available on Rightmove at the end of description and is called Web Details.

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

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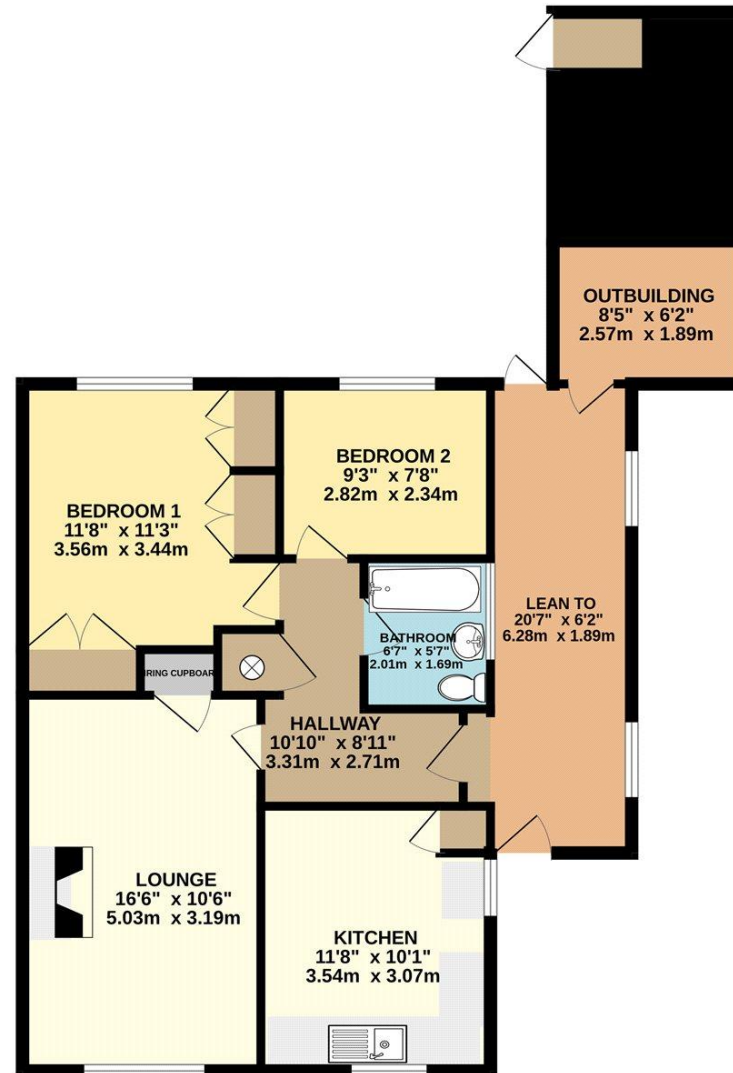


Scan here for
Area Guides



Material
Information
Brochure

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



FBM260547



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>