Balmforth

Estate Agents, Valuers & Letting Agents





5 Madison Mews, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8ZJ

Asking Price £625,000

This exceptional four-bedroom detached home offers an outstanding blend of space, style and practicality, perfectly suited to modern family living. The property benefits from a detached double garage with electric doors and a versatile room above, off street parking for up to four vehicles, air source heating, underfloor heating throughout the ground floor, ample driveway parking for four vehicles, and a large family-sized rear garden. Occupying a desirable private cul-de-sac position, this impressive home is ideally suited to families and those looking to upsize.

Internally, a large and welcoming entrance hall provides access to the principal reception rooms, including an expansive lounge and separate dining room, offering excellent space for both everyday living and entertaining. The large, modern kitchen features a central island alongside a range of integrated appliances, complemented by a cloakroom, dedicated study and separate utility room, both of which enhance the practicality of the home. Upstairs, there are four particularly spacious double bedrooms, all benefiting from built-in wardrobes, including a substantial primary bedroom with en-suite shower room, alongside a stylish and well-appointed family bathroom.

Externally, the property occupies a generous plot and enjoys a substantial rear garden, predominantly laid to lawn and complemented by two patio areas, providing excellent space for outdoor entertaining, recreation and family enjoyment. To the front, a lawned garden enhances the property's kerb appeal, while a block-paved driveway provides parking for multiple vehicles and access to the detached double garage. Situated within the popular village of Beck Row, the property benefits from a selection of local amenities, while the nearby market town of Mildenhall provides a comprehensive range of amenities and services.

In more detail the accommodation comprised of:

ENTRANCE HALL:
A spacious and welcoming entrance hall with stairs rising to the first floor and a useful built-in understairs storage area and cupboard. Window to side aspect.

LOUNGE:
An expansive dual-aspect reception room with a contemporary electric fireplace, providing an excellent setting for both everyday living and entertaining. Bi-fold doors open onto the rear garden, while a window to the front aspect allows an abundance of natural light to flood the room.

CLOAKROOM:
Fitted with a contemporary suite comprising a low-level WC, wash hand basin set within a vanity unit and window to the rear aspect.

DINING ROOM:
A spacious and well-proportioned reception room providing an ideal setting for family meals and entertaining guests. Window to the front aspect and opening through to:

KITCHEN:
An impressive and substantial modern kitchen fitted with an extensive range of wall and base units, complemented by quality work surfaces and a central island with breakfast bar seating for four. The island incorporates an induction hob with extractor above, while integrated appliances in the kitchen include a fridge, dishwasher, wine cooler and double ovens. Further benefits include a one-and-a-half bowl inset sink, window to the rear aspect, bi-fold doors opening onto the patio and garden, and a door providing access to the side garden.

UTILITY ROOM:
Fitted with additional storage units and work surfaces, incorporating a built-in freezer and space and plumbing for laundry appliances. Window to the side aspect and access through to the boiler room.

STUDY:
A well-proportioned and versatile room, ideal for home working, with a window overlooking the front aspect.

LANDING:
A spacious first-floor landing providing access to all bedrooms and the family bathroom. Window to the rear aspect.

PRIMARY BEDROOM:
A substantial double bedroom benefiting from a walk-in wardrobe and window to the side aspect. Providing access to:

EN-SUITE:
Modern suite comprising a low-level WC, wash hand basin set within a vanity unit, large shower cubicle and heated towel rail.

BEDROOM TWO:
A particularly spacious double bedroom featuring fitted double wardrobes and windows to the front and side aspects.

BEDROOM THREE:
Another particularly spacious double bedroom benefiting from fitted double wardrobes and windows to the front and side aspects.

BEDROOM FOUR:
A well-proportioned double bedroom with fitted wardrobe and window overlooking the front aspect.

FAMILY BATHROOM:
A large modern family bathroom fitted with a contemporary suite comprising a freestanding bath, separate shower cubicle, low-level WC, wash hand basin set within a vanity unit, and heated towel rail.

DOUBLE GARAGE:
Detached double garage fitted with electric doors, power and lighting, with a window to the rear aspect and pedestrian door providing access to the garden. Stairs rising to:

ROOM ABOVE GARAGE:
A versatile first-floor room offering a variety of potential uses, including a home office, gym, hobbies room or additional storage space.

OUTSIDE:
To the front, the garden is mainly laid to lawn, while a block-paved driveway to the side provides off-road parking for multiple vehicles and leads to the detached double garage. The generous rear garden is enclosed by timber fencing and is predominantly laid to lawn, complemented by patio paving that extends around the side and rear of the property, creating excellent spaces for outdoor dining, entertaining guests and relaxing. Established flower and shrub borders enhance the garden, while gated access to both sides of the property adds further practicality. Offering a high degree of privacy, the garden provides a superb extension of the living accommodation.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: ASHP
Windows/doors: UPVC Double glazing
Council Tax: Band F £3,159.92 (2026/2027)
Drainage: Mains
Parking: Driveway & Double Garage
Broadband: This 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¦¦

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
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Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR
1527 sq.ft. (141.9 sq.m.) approx.



TOTAL FLOOR AREA : 3097 sq.ft. (287.7 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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