Balmforth
Estate Agents, Valuers & Letting Agents



3333M, 1 Homestead Drive, Beck Row, Bury St. Edmunds, Suffolk, IP28 8AU

£1,925 per month

- Detached House
- Four bedrooms
- Primary bedroom with en-suite
- Kitchen with some appliances
- Separate utility room
- Open plan kitchen/diner
- Downstairs WC
- Double garage

This spacious four bedroom detached house located in Beck Row is within five minutes of RAF Mildenhall and ten minutes of RAF Lakenheath. The property benefits from kitchen with some appliances, separate utility room, open plan lounge/diner, primary bedroom with en-suite, enclosed rear gardens and double garage with electric.

Available: Early December.
Heating: Oil central heating.
Deposit: £2,220.00.
Parking: Off street parking to gravelled driveway leading to double garage to side.
Council Tax: Band - D - £2,187.64 (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-
ENTRANCE HALL:
Coat hook, stairs to first floor and understairs storage cupboard.

WC:
Suite comprising of low level WC, handbasin and window to front.

KITCHEN:
Range of wall and base units, sink, hob with extractor over, integrated oven, microwave and dishwasher, space for fridge freezer and window to rear.

UTILITY:
Range of units, space and plumbing for washer dryer, window and door to side.

LOUNGE/DINER:
TV and tel point, feature fireplace with brick surround, window to front and rear and sliding door to rear.

LANDING:
Window to front and airing cupboard.

BEDROOM ONE:
Built in wardrobe, window to rear and TV point.

EN-SUITE:
Suite comprising of low level WC, handbasin, double shower cubicle, heated towel rail and window to rear.

BATHROOM:
Suite comprising of low level WC, handbasin set into unit, bath with shower over and window to rear.

BEDROOM TWO:
Built in wardrobe, window to front.

BEDROOM THREE:
Window to rear.

BEDROOM FOUR:
Window to front.

OUTSIDE:
Enclosed rear garden mainly laid to lawn with patio area and storage shed. Off street parking to side gravelled driveway leading to double garage with electric and power.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk



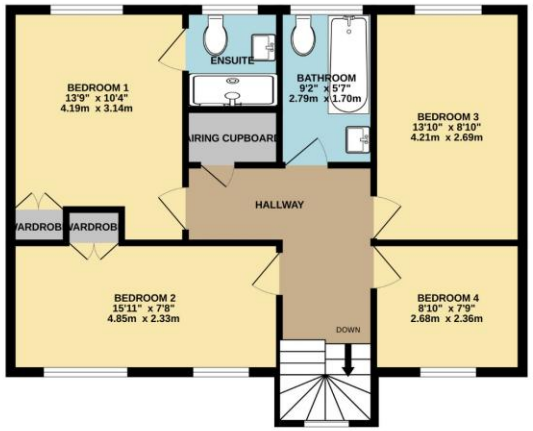




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.7 sq.m.) approx.



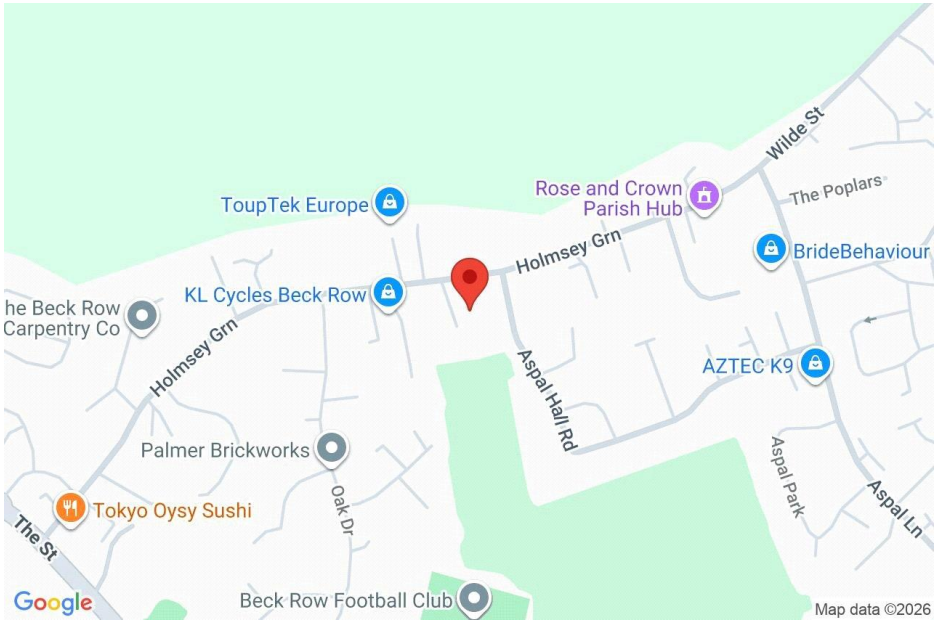
TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

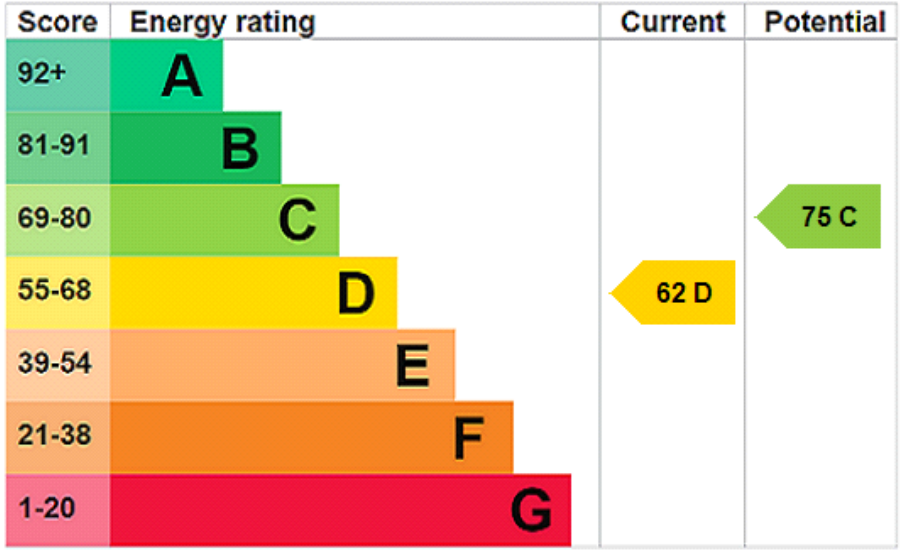
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026





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





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

For rents of £450-£874pcm	=£100 holding deposit
For rents of £875-£1,299pcm	=£200 holding deposit
For rents of £1,300+pcm	=£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

FBM260719

arla | propertymark PROTECTED
naea | propertymark PROTECTED
propertymark cmp Client Money Protection
TENANCY DEPOSIT SCHEME
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