

Balmforth

Estate Agents, Valuers & Letting Agents



13 Hawthorn Walk, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8UD

Offers in excess of £325,000

A superbly presented updated detached three-bedroom family home situated at the end of a cul-de-sac in the popular village of Beck Row. This well-proportioned home features an entrance hall, cloakroom, living room, and newly fitted kitchen/entertaining space in an open plan setting.

Upstairs, there are three generously sized bedrooms, an updated family bathroom and modern en-suite. The home benefits from recently installed UPVC windows throughout, a private rear garden and double garage with power and additional loft storage.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Understairs storage cupboard.

KITCHEN/DINER:
Range of wall and base units, double eye level oven, ceramic hob and extractor hood over. Integrated full height fridge and separate integrated full height freezer, integrated dishwasher, plumbing for integrated washing machine, inset composite one and half bowl sink and drainer, breakfast bar, window and door to rear and window to front.

LOUNGE:
Fireplace, patio doors to rear and window to front.

CLOAKROOM:
Suite comprising of low level wc and hand basin set into vanity unit.

ON THE FIRST FLOOR:

LANDING:
Window to rear.

BEDROOM ONE:
Buit in wardrobes and window to front.

EN-SUITE:
Suite comprising of low level wc, hand basin set into vanity unit, large shower cubicle, heated towel rail, airing cupboard and window to rear.

BEDROOM TWO:
Window to rear.

BEDROOM THREE:
Window to front.

BATHROOM:
Suite comprising of low level wc, hand basin set into vanity unit, bath with shower over, heated towel rail and window to front.

OUTSIDE:
To front: Gravel driveway with ample off street parking leading to double garage and small garden area, laid to lawn.
To rear: Garden bound by fencing, mainly laid to lawn with patio dining area, pedestrian door to garage and path leading to front of house.

Tenure: Freehold
Construction type: Brick and tile
Heating: Modern electric heaters (with one storage heater on the landing)
Parking: Driveway leading to double garage.
Windows/doors: UPVC double glazing
Council Tax: Band D - £2,088.56 annual amount (2024/2025)
EPC: E 46
Water supply: Meter
Drainage: Mains
Flood risk: Zone 1 - Low Risk
EV charging point: No

Electric supply: Standard metered account
Broadband: Superfast 65 mbps download speed
Mobile network: Vodaphone (Limited), EE (Limited), O2 (Limited), Three (Limited)

::Location::

Beck Row offers a range of shops and services for everyday needs. 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
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

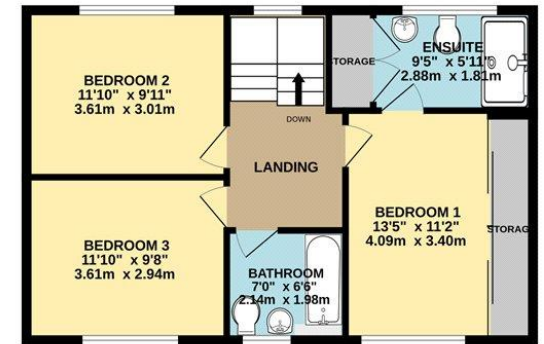


Material
Information
Brochure

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.

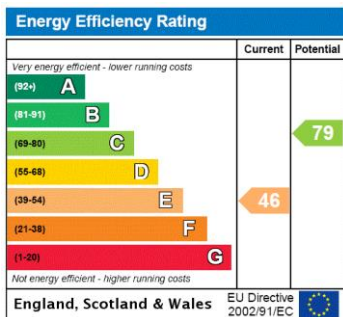


1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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 ©2024



FBM240501



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>