

Balmforth

Estate Agents, Valuers & Letting Agents



Rainbows End, Wilde Street, Beck Row, Bury St.
Edmunds, Suffolk, IP28 8BL

Asking Price £525,000

Welcome to Rainbows End, a stunning three/four bedroom detached chalet bungalow. The property boasts a luxury feel, high specification features throughout and integral garage. The interior of the home is bright and airy with many large windows and skylights, allowing plenty of natural light to flood in, coupled with bi folding doors to the dining/family room creating a perfect space for indoor/outdoor living . The accommodation throughout is versatile and spacious, with two large reception rooms, two bedrooms with en-suite facilities, large utility room, and storage upstairs. Outside, offers a beautifully maintained and landscaped rear garden, full of vibrant and mature flower beds, sandstone patio dining area and pathway leading to large shed/summer house overlooking a tucked away pond.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Stairs to first floor and storage cupboard.

LOUNGE:
Bay window to front.

PRIMARY BEDROOM:
French doors to rear

EN-SUITE:
Luxury suite comprising of low level wc, hand basin set into vanity unit, walk in shower and window to rear.

BEDROOM TWO:
Window to front.

EN-SUITE:
Luxury suite comprising of low level wc, hand basin, walk in shower and window to side.

KITCHEN:
Range of two tone wall and base units, triple oven, ceramic hob, extractor fan over. inset sink, space for American style fridge freezer and sky light.
Open to:

DINING ROOM/FAMILY ROOM:
Bi folding doors to rear, windows to side and velux windows.

STUDY/BEDROOM FOUR:
Two windows to rear.

INNER HALL:
Storage cupboard.

UTILITY ROOM:
Range of wall and base units, stainless steel inset sink and drainer, integrated fridge and freezer, spaces for washing machine and tumble dryer and door and window to side.

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

BOILER ROOM:
Housing boiler and door to integral garage.

ON THE FIRST FLOOR:
STAIRS/LANDING:
Velux window.

BEDROOM THREE:
Restricted head high, velux window and door to large storage room.

BATHROOM:
Suite comprising of low level wc, bath with hand held shower, hand basin set into vanity unit, eaves storage and velux window.

Tenure: Freehold
Construction type: Brick and tile
Heating: Oil fired underfloor heating
Parking: Driveway leading to single garage
Windows/doors: UPVC double glazing
Council Tax: Band D - £1,995.23 annual amount (2024/2025)

EPC: D 63
Water supply: Meter
Drainage: Septic Tank
Flood risk: Zone 1 - Low Risk
EV charging point: No
Electric supply: Standard metered account
Broadband: Superfast 70 mbps download speed
Mobile network: Vodafone (Limited), EE (Limited)

AGENTS NOTES:
1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

!!Location!!

Beck Row offers a range of shops and services for everyday needs. 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
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
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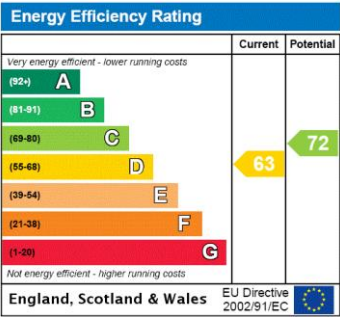




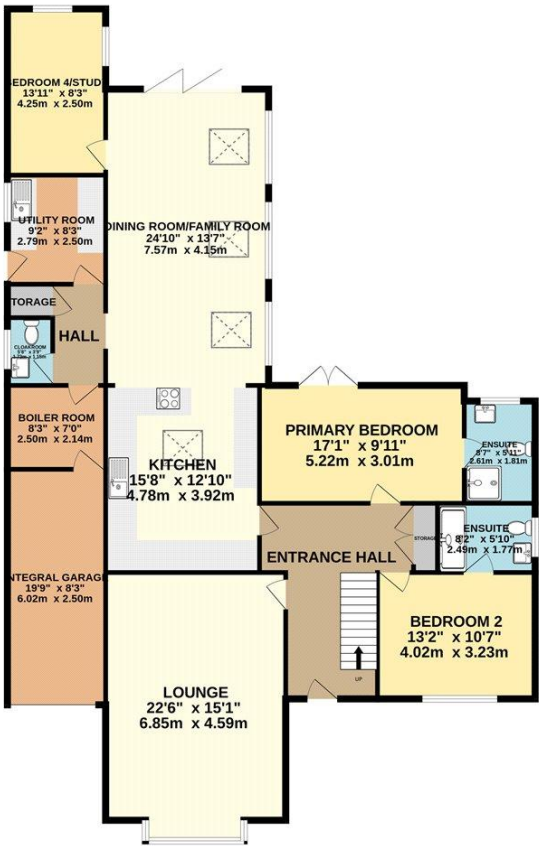
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Area Guides



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a valuation of
your property



GROUND FLOOR
1920 sq.ft. (178.3 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 2486 sq.ft. (231.0 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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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/sW9JSS>

DISCLAIMER