



Ferry Lane | West Row | Bury St Edmunds

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The Brambles

Fine & Country are pleased to present this four-bedroom detached house in the popular village of West Row. This family home sits on a plot of approximately one third of an acre (stms) and is surrounded by farmland. The property offers generous accommodation across the two floors, has gardens to the front and rear, and a double garage plus driveway parking. An early viewing is highly recommended.

West Row hosts a general store, fish and chip shop, beauty, and hairdressing salons. Mildenhall Stadium, to the north-west of the main village, is home a variety of activities, including stock car racing, greyhound racing, motocross, and speedway. West Row is also home to the popular pub Jude's Ferry, which is located on the River Lark. The village is two miles from the town of Mildenhall, and just sixteen miles from the popular market town of Bury St Edmunds.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

The large entrance hall has doors off to the sitting room, dining room, cloakroom, and stairs to the first floor. The sitting room with its fabulous bay window is dual aspect so wonderfully light and inviting. The owners have installed a log burning stove with wood effect surround and slate hearth. There is a superb conservatory which can be accessed from both the sitting room and separate dining room. The ground floor accommodation is a perfect space for entertaining large groups and the conservatory enables the property to flow seamlessly into the garden. The fitted kitchen has a good range of eye-level and floor standing cupboards with preparation surfaces over; integral tower oven and microwave; fridge/freezer and dishwasher; electric hob and extractor fan. The window overlooks the landscaped garden and there is an external door to outside. The study to the front of the house completes this floor.

On the first floor there are four inviting bedrooms, three doubles and one single, plus the family bathroom. The principal bedroom, with ensuite, and bedroom two both have built-in wardrobes.





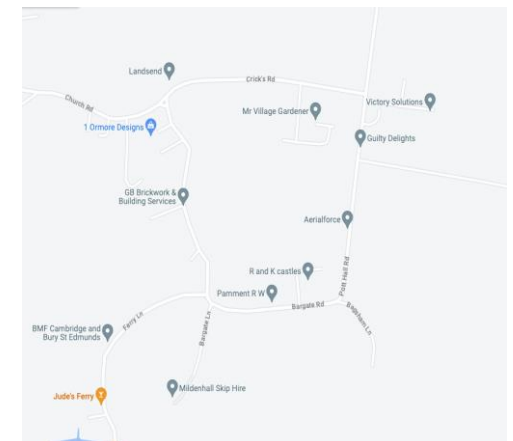
Step Outside

The property is approached from Ferry Lane, with the entrance leading over the gravelled driveway up to the detached double garage with power and light. There is a front lawn with a variety plants and shrubs, and a side gate leading to the rear garden. The splendid, landscaped rear garden is extremely attractive and features a large terrace, well stocked beds, large lawn, mature trees and shrubs, a summer house with fixed seating providing storage, and a shed. The super large dining terrace is perfect to enjoy in the finer weather whilst entertaining friends and family. This garden is ideal for families as there is something for everyone, particularly children who have energy to burn off!



Location

Located in the enviable position of close proximity to the A11 and A14. The towns of Newmarket and Bury St Edmunds are close by with good transport links via road, rail, and air. West Row is popular for those working in Cambridge. Mildenhall and Lakenheath air bases are within easy reach.



West Row IP28 8PT
 Approximate Gross Internal Area = 156 m² / 1679 ft²
 Garage = 28 m² / 301 ft²
 Total = 184 m² / 1980 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2019

138, Ferry Lane West Row BURY ST. EDMUNDS IP28 8PT	Energy rating E
Valid until 15 May 2029	Certificate number 8251-7525-6010-2436-1996



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