



4 John Walter Drive
West Row | Bury St. Edmunds | IP28 8WZ

FINE & COUNTRY
fineandcountry.com™

John Walter Dr

This stunning 4-bedroom luxury bungalow offers 2,113 sq. ft. of sophisticated living, blending high-end design with advanced technology, including underfloor heating, air conditioning, and electric blinds. Some of the many highlights of the spacious interior include a designer kitchen with a large island, a sumptuous master suite with walk-in wardrobe and en-suite.

Outside, the expansive garden with a high-spec pergola, 7-car driveway, and versatile double garage create the perfect setting for modern, flexible living. The property also has planning permission for a further annex in the garden.





Step Inside

Upon entering, you are immediately greeted by the meticulous attention to detail and premium finishes that set this property apart. Throughout the residence, *Hilary* electric blinds—operated by an advanced remote-control system—provide seamless privacy and style at the touch of a button. The generous lounge is a statement of sophistication, featuring a sleek 75" wall-mounted television integrated into a bespoke media unit, complemented by a contemporary electric fire that creates a warm and inviting ambiance. For year-round comfort, the home is equipped with high-spec *Daikin* air conditioning units in both the lounge and the opulent master suite, ensuring the perfect climate in every season. Underfoot, the property benefits from underfloor heating with individual thermostatic controls for each room, delivering unparalleled warmth and energy efficiency. The heart of the home is the stunning kitchen, designed with both aesthetics and functionality in mind. A large central island forms the focal point of this space, enhanced by premium worktops, state-of-the-art appliances, and abundant storage. Adjacent to the kitchen, a fully fitted utility room provides additional practicality without compromising style. The bungalow boasts four generously proportioned bedrooms, each offering comfort and tranquility. The master suite is a true retreat, complete with a luxurious en-suite bathroom and a bespoke walk-in wardrobe. The beautifully appointed family bathroom, along with additional en-suites, showcase high-end modern fixtures and elegant design, creating serene spaces to relax and unwind.





Step Outside

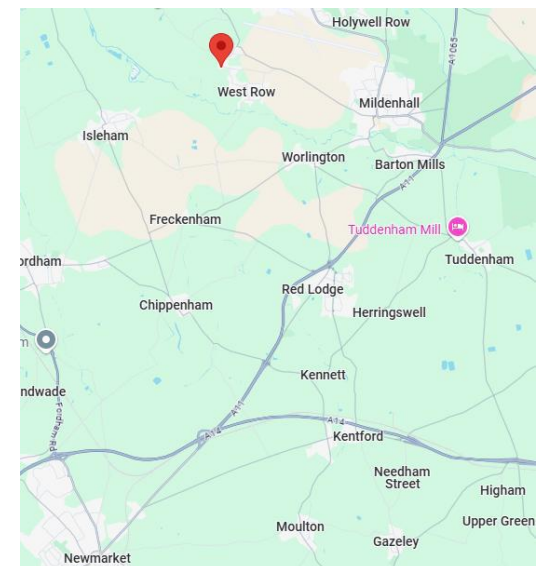
Externally, the property continues to impress. A vast driveway provides parking for up to seven vehicles, while the double garage—finished with exquisite porcelain tiled flooring—offers versatility rarely found. Whether envisioned as a car showroom, creative studio, gym, or home office, this adaptable space provides a blank canvas to suit a variety of lifestyles.

The expansive garden is designed for both relaxation and entertaining, featuring a high-spec pergola with an innovative opening roof, allowing for al fresco dining and gatherings in any weather. This outdoor haven offers the perfect setting for enjoying the changing seasons in style.



Location

West Row hosts a general store, fish and chip shop, beauty and hairdressing salons. 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 with good transport links via road, rail and air. Located in the enviable position of close proximity to the A11 and A14.



Services

- Mains Electric
- Mains Water
- Mains Drainage
- Air Source Heat Pump
- Council Tax Band – E
- EPC - B



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2069 ft²

192.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

