



EH

EXQUISITE
HOME

Perfectly Placed...

Sitting on approximately 2.22 acres on the outskirts of the village is this spacious family home with enormous potential. Thought to have been constructed around sixty years ago, it has the large windows and generous sized rooms so typical of the late nineteen sixties/early nineteen seventies and as far as décor and layout goes, is ready to be repurposed and remodelled. The present owners bought it in 2014, seeing it as the perfect base for their family configuration. As dog owners, they were attracted by the size of the garden, the village location and the many lovely walks around and about. They have obtained planning permission (Ref: DC/22/0199/FUL) to build two five bedroomed detached houses on their plot of land, adding very greatly to the value of the property. A drive runs up to the front door and the front garden is mainly laid to lawn. There is unlimited parking here, both at the front and to the rear and a small detached garage to the left of the house currently used for storage.

The front door leads into the entrance hallway and to the right is the spacious lounge with natural light pouring through the huge picture window. Cosy and welcoming, this room has a wood burning stove and is the place where the owners spend much of their time, relaxing, reading and watching TV. It has played host to several family Christmases and there is plenty of room for multi-generational activities. A pair of double doors open on to the large summer room at the back, light, generous and with views of the garden. It makes a wonderful overflow reception room and is ideal for entertaining. Another pair of double doors open into the dining room which is currently being used as a home office. However, it is large enough to accommodate a good sized dining room table and chairs and would be perfect for socialising and family meals. With the kitchen next door accessed through an arch, with excellent flow, it is a perfect layout for families as those in the kitchen are not cut off from guests or family members in the dining room. The kitchen has solid wood units and an integrated double electric oven. To the left of the hallway are three bedrooms and a shower room. These would be ideal for accessible accommodation or for elderly relatives, or could be repurposed into more reception space. Both double bedrooms are dual aspect, flooded with natural light. The single room is a craft room, but would make a perfect child's room or play room. The three piece shower room is a smart, contemporary space with a large walk in shower and completes the accommodation on the ground floor.





Spacious First Floor..

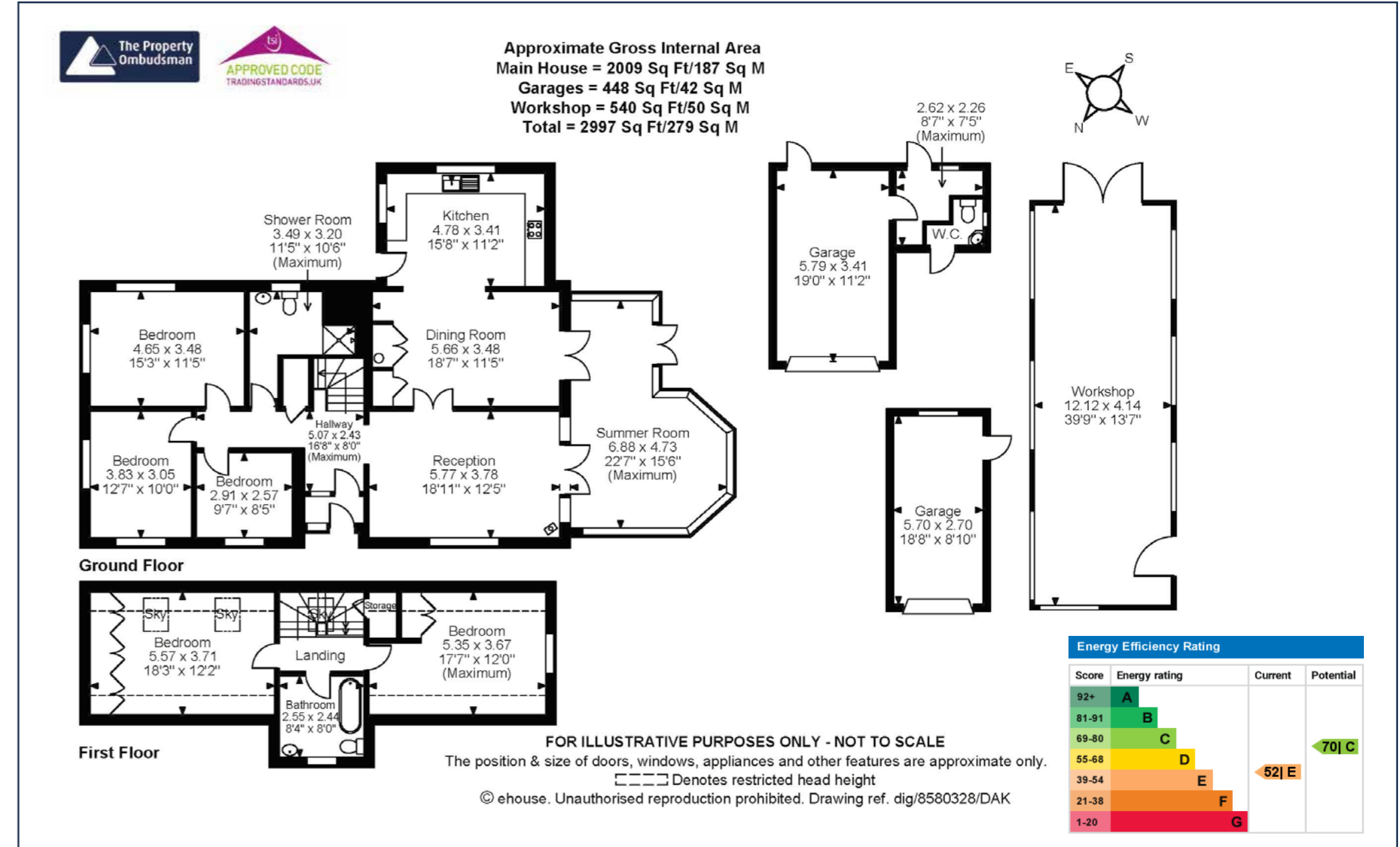
The staircase rises to the landing which has a skylight through which sunlight pours, making this light and attractive on the dullest of days. The principal bedroom is sited here with its two skylights, fitted wardrobes and eaves storage. It is a delightful space with lovely views over the village and plenty of natural light. There is a second double bedroom on this floor, again with eaves storage and a small fitted cupboard. The contemporary three piece family bathroom with bath and chrome towel heater is decorated in a neutral palette and is located between the two bedrooms.



LOCATION

The rear garden is laid to lawn with a seating area and a pergola over it. There are a number of mature trees and shrubs and the owner has planted out fir trees on two sides of the garden to add seclusion and privacy. Even with the plot with planning permission in force, this is a large and spreading garden and at present it is a blank canvas. There is a sizeable garage with a small room and cloakroom. There is also a very large workshop fully fitted out with benches and shelving and with power and light.

Fifteen miles northwest of Bury St Edmunds and fourteen miles southeast of Ely is the little village of Beck Row. The community is home to the Aspal Close Nature Reserve and has its own primary school, nursery, pub and Japanese restaurant. Historically, it has been the home of RAF Mildenhall, opened in 1934 and active in the Second World War. The presence of the airbase enriches this little community and its open green spaces and amenities add to the value of Beck Row. Nearby Mildenhall has two primary schools and a secondary school, as well as several pubs, plenty of shops and restaurants and leisure facilities. Suffolk is awash with history, natural beauty and culture. Dotted with farms and houses set in emerald green countryside, heathland and woodland, the west of the county is particularly lovely. Its proximity to Newmarket makes it a mecca for equestrians, racers and horse breeders and its three main settlements, Bury St Edmunds, Needham Market and Stowmarket unite beautiful architecture and varied amenities with excellent transport links. The A14 runs across this part of Suffolk and the Ipswich-Ely line links Ipswich in the south to Peterborough in the north via Bury St Edmunds, Ely and Cambridge. Regular fast trains run from Ipswich into London Liverpool Street, making this an ideal area for those who have to commute to work. Bury St Edmunds, with its stunning mix of Tudor, Stuart, Georgian, Victorian and Edwardian buildings, the only operational Regency theatre in the country, a Christmas market, the magnificent St Edmundsbury Cathedral and the Abbey ruins is a thriving, cultural community with many independent shops, restaurants and cafes. The surrounding countryside is dotted with pretty villages set in open pastoral landscapes, making this part of the county a much sought-after area.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk