



Mason Gardens

West Row | Bury St. Edmunds | IP28 8PH

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Seller Insight

Stylish detached chalet home on a corner plot in popular West Row. Refurbished throughout with 2023 loft conversion, offering flexible accommodation over two floors, 4/5 bedrooms, en suites, modern kitchen/dining space, gardens, garage, home office and fibre broadband.



* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

A welcoming entrance hall, accessed via a composite front door, immediately sets a refined and practical tone. There is a useful boot room/walk-in storage area provides further practicality for busy family life.

The heart of the home is undoubtedly the impressive L-shaped kitchen/dining room — a superbly proportioned space designed for both relaxed day-to-day living and sophisticated entertaining. There is a Grohe 'boiling hot' tap, integrated Siemens fan-assisted oven with induction hob and extractor over, integrated dishwasher, and discreet space for concealed laundry appliances. The room invites natural light from both the rear and side aspects, and a glazed door opens directly onto the paved terrace, effortlessly connecting indoor and outdoor living.

The spacious lounge enjoys a delightful dual aspect creating a bright yet comfortable reception room ideal for both family relaxation and formal entertaining. An additional reception room currently arranged as an office/playroom offers exceptional versatility. This adaptable space could equally serve as a fifth bedroom or guest accommodation, depending on individual requirements.

There are two well-proportioned ground floor bedrooms which provide comfortable accommodation, one benefitting from an extensive range of fitted wardrobe cupboards and drawers. A contemporary family bathroom also serves this level.

The recently completed loft conversion has created two generous double bedrooms, both rooms incorporate eaves storage wardrobe cupboards and benefits from its own private en suite shower room.

Throughout the home, UPVC double glazing and oil-fired central heating — served by a modern Grant external boiler — provide efficiency and comfort. High-speed fibre-optic broadband is connected, further enhanced by CAT 5 hard-wired networking extending to the external home office, ensuring the property is exceptionally well equipped for modern living.





Step Outside

The property enjoys a generous corner plot position, with lawned gardens extending across the front and side, creating an attractive and open setting. A concrete driveway runs alongside the house, providing ample off-road parking and leading to a brick-built garage with up-and-over door.

The garage has been cleverly partitioned to provide practical storage space to the front, while the rear section has been fully subdivided and converted into a dedicated home office. Fully decorated and finished with vinyl tiled flooring, this space benefits from CAT 5 connectivity from the main house and its own UPVC double-glazed entrance door, making it ideal for remote working or creative pursuits.

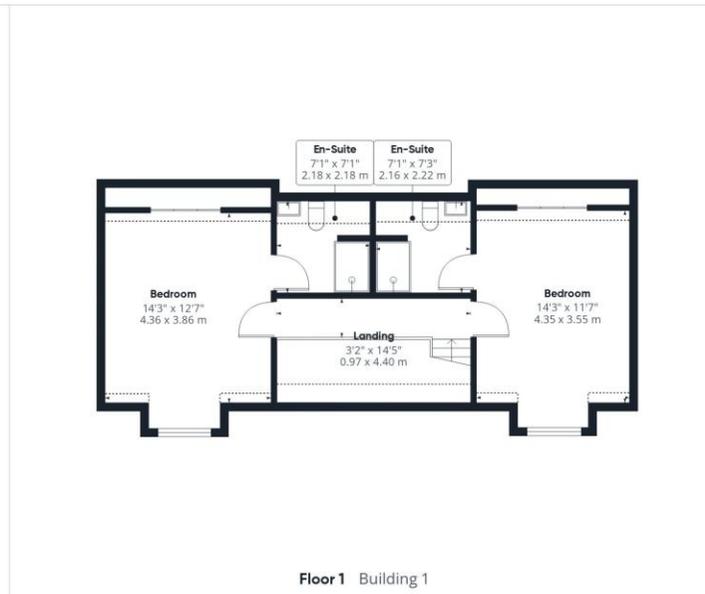
The rear garden is enclosed by fencing, offering privacy and security. Partly laid to lawn and complemented by an extensive paved patio terrace, it provides an excellent setting for outdoor dining, entertaining and family enjoyment.



Location

West Row is a charming and well-served village set amidst the unspoilt countryside of Suffolk, approximately three miles north-west of Mildenhall and around ten miles north-east of Cambridge. With a population of around 1,500, the village is prized for its peaceful atmosphere, strong community spirit and scenic surroundings.

Steeped in history, with roots dating back to the Bronze Age, West Row has evolved from its agricultural heritage into a thriving village offering a range of amenities including a primary school, village hall, post office, convenience store, pub, restaurants, and an active sports and social club.



Approximate total area⁽¹⁾
 1993 ft²
 185.1 m²

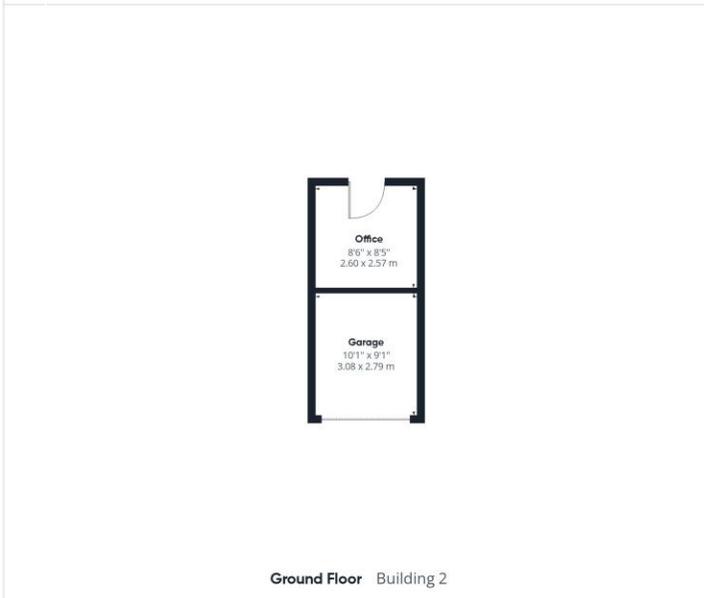
Reduced headroom
 46 ft²
 4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



Services

- Mains electricity, water and drainage.
- Oil central heating with external boiler
- EPC rating: D
- Council tax band C



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 internal 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.



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