



Weston Ditch, Bury St. Edmunds, IP28 8RD

Rent - £1,950 PCM Deposit - £2,250

This impressive barn conversion is set on the outskirts of West Row Village and offers generous and well-designed living accommodation throughout. The ground floor provides a spacious open-plan kitchen and breakfast area with a separate utility room, alongside a large living and dining space with bi-fold doors opening onto the patio, as well as a dedicated study ideal for home working.

Upstairs, the property features four well-proportioned bedrooms, including a principal suite with its own balcony, along with two bathrooms and an additional WC. Externally, the home benefits from a private gated driveway and

- STUNNING BARN CONVERSION LOCATED BY WEST ROW
- PRINCIPAL BEDROOM WITH A PRIVATE BALCONY
- SEPARATE UTILITY SPACE
- SECURE GATED ENTRANCE & EXTENSIVE OFF-ROAD PARKING
- ENERGY PERFORMANCE RATING - D
- FOUR BEDROOMS / TWO BATHROOMS PLUS WC
- OPEN PLAN KITCHEN AND BREAKFAST AREA
- VERSATILE STUDY / HOME OFFICE
- COUNCIL TAX BAND - D
- EARLY VIEWING ADVISED



Council Tax Band: D - EPC Rating: D 59

1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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