



1 Victoria Close, West Row

Bury St. Edmunds



Minors & Brady

1 Victoria Close

West Row, Bury St. Edmunds

Set within the popular village of West Row, this beautifully presented detached house is light-filled throughout and offers three well-proportioned double bedrooms, including a principal bedroom with an en suite shower room. The property features a spacious 24 ft lounge with French doors opening directly to the garden, alongside a modern kitchen diner fitted with integrated appliances and designed as one cohesive living space. Further benefits include a ground-floor WC, a well-appointed family bathroom, off-road parking positioned to the rear and a fully enclosed rear garden with defined seating and lawn areas. Perfect for first-time buyers or investors, the home is located within Victoria Close between Mildenhall and Newmarket, providing access to shops, schools, healthcare services and everyday amenities, with excellent commuter links via the A11 and A14 towards Cambridge, Bury St Edmunds and the wider region.

Location

Victoria Close sits within the village of West Row, positioned between Mildenhall and Newmarket, giving straightforward access to shops, schools, healthcare services, and everyday amenities. The area is well placed for commuters, with the A11 and A14 nearby providing routes towards Cambridge, Bury St Edmunds, and the wider region. RAF Mildenhall and RAF Lakenheath are both close, making the location particularly convenient for military and civilian personnel. Leisure options include riverside walks along the River Lark and access to open countryside. The village also offers local pubs, community facilities, and a well-established residential setting that appeals to a wide range of buyers.



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From the front, the property immediately sets expectations for the standard found throughout. Stepping inside, the entrance hall feels light, structured and thoughtfully finished, with crisp wall panelling, soft neutral décor and fitted carpeting that continues through much of the home. The space is practical and well organised, offering a useful storage beneath the stairs and the staircase rising to the first floor.

The lounge is generous and inviting, designed for everyday comfort as well as entertaining. A recessed breast provides a strong visual focal point, while bespoke fitted cabinetry offers discreet storage and display space. The proportions allow for substantial seating without feeling crowded, and the room is naturally bright thanks to French doors opening directly onto the garden. This connection to the outdoor space gives the room an open and engaging feel throughout the day.

Designed as one cohesive space, the kitchen diner suits modern family life particularly well. Well-planned cabinetry, integrated appliances and extensive worktop space make the room practical for daily use, while still offering clear space for dining. Storage is ample and thoughtfully laid out, and the overall finish is clean and contemporary, in keeping with the rest of the house. The layout allows for an easy flow between cooking, dining and living, making it a sociable and functional area of the home. Completing the ground floor, the WC is finished with modern tiling and contemporary fittings, providing a convenient and well-presented facility for guests and everyday use.

Rising to the first floor, the staircase leads to a bright and welcoming landing where a feature window above the stairwell draws in natural light and creates a pleasant sense of space. This area also benefits from an airing cupboard, adding valuable storage, and provides access to all first-floor rooms.

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Occupying a comfortable position on the first floor, the principal bedroom is a well sized double room that easily accommodates a large bed and additional furniture. Built in wardrobes offer excellent storage while maintaining a clean and uncluttered feel. This room benefits from its own en suite shower room, fitted with a walk in shower enclosure, modern sanitaryware and coordinated wall tiling. The en suite also includes a Velux window, bringing in natural light while remaining practical and well finished for everyday use. Also located on the first floor, the remaining bedrooms are both generous double rooms, each thoughtfully proportioned and flexible in use. Every bedroom is bright, neutrally decorated and finished with fitted carpeting, making them suitable for children, guests or home working. The layout allows each room to feel distinct and usable rather than secondary. Serving these bedrooms, the family bathroom is fitted with a full sized bath and overhead shower, contemporary tiling and modern fixtures. The room is cleanly finished and designed to function well for busy family life while still feeling considered and well presented, further enhanced by a Velux window providing natural light.

To the outside, the fully enclosed rear garden has been arranged to create defined and practical spaces, featuring a paved patio beneath a pergola that works well for outdoor seating and dining. The garden also includes a well maintained lawn alongside areas of artificial grass, providing a low maintenance setting suitable for both leisure and play. A versatile outbuilding or shed is also in place, offering useful storage or potential for workshop use. In addition, the property benefits from parking for several vehicles, including a carport and a dedicated parking area positioned to the rear.

Agents notes

Sold freehold, connected to main services: water, electricity and drainage.

Air-Source Heat Pump

Council Tax Band- D

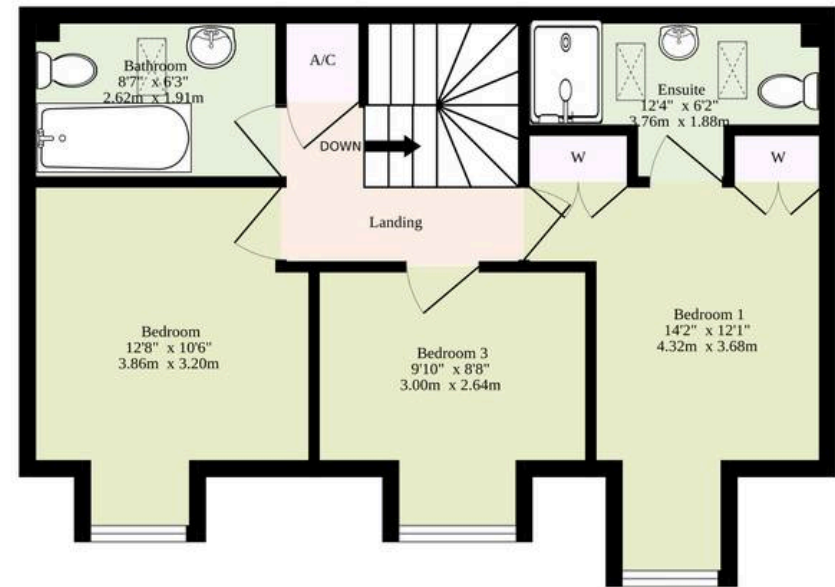
Planned residential development opposite the property



Ground Floor
699 sq.ft. (64.9 sq.m.) approx.



1st Floor
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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