

# 9 Farmers View - Asking Price £240,000

Beck Row Bury St. Edmunds IP28 8RL

**shires**  
residential



*"Consistently providing outstanding service to our clients"*

# Asking Price £240,000

## The Property

Stylish Townhouse With Principal Suite, Enclosed Garden & Parking — Set in the Popular Village of Beck Row

This attractive and well-presented semi-detached townhouse offers spacious, flexible accommodation arranged across three floors, perfect for buyers seeking modern living, generous bedrooms and a lovely sense of light throughout.

The ground floor features an inviting entrance hallway with cloakroom/WC, leading through to a contemporary fitted kitchen which flows seamlessly into the bright and airy lounge-diner. This sociable open-plan space is ideal for family life and entertaining, with French doors opening onto the enclosed rear garden, a private outdoor retreat with rear gate access to the two allocated parking spaces.

On the first floor, you'll find a generous double bedroom complete with built-in wardrobes, a further well-proportioned bedroom, and a modern family bathroom.

The entire second floor is dedicated to the superb principal bedroom suite, offering excellent privacy, enhanced by its own ensuite shower room.

Outside, the property benefits from its desirable semi-detached position, enclosed garden ideal for outdoor dining and pets, and convenient allocated parking directly to the rear.

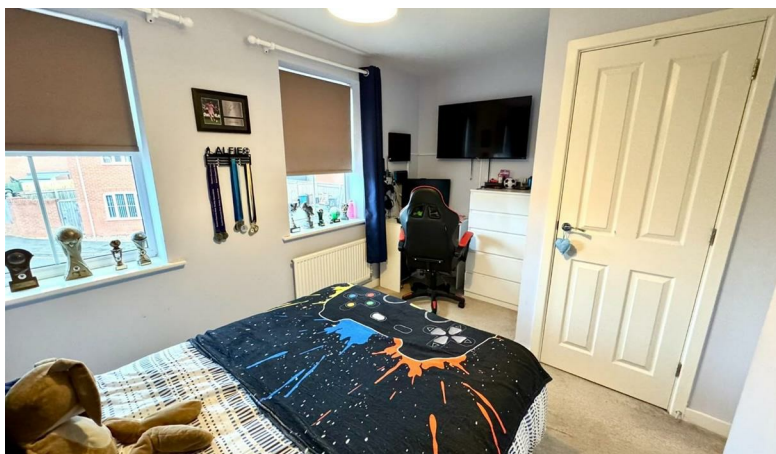
Located in the friendly and well-served village of Beck Row, the property enjoys a blend of rural charm and everyday convenience. The area offers local shops, a

## Features

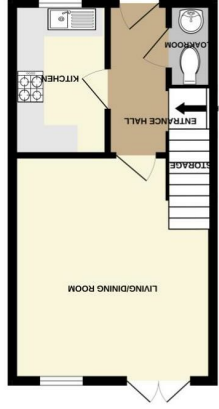
- PRINCIPLE SUITE
- W/C, FAMILY BATHROOM, ENSUITE
- 2 ALLOCATED PARKING SPACES
- ENCLOSED GARDEN
- THREE BEDROOMS
- FILLED WITH NATURAL LIGHTING
- CLOSE TO SCHOOLS AND AMENITIES
- CLOSE ASPAL NATURE RESERVE
- TOWNHOUSE
- CALL SHIRES TO VIEW

primary school, play areas, green spaces and scenic countryside walks nearby. Popular with both families and professionals, Beck Row provides excellent access to transport links to Mildenhall, Newmarket and Bury St Edmunds, Cambridge.

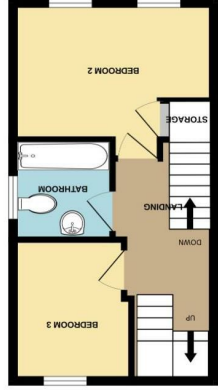




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR  
0.0 sq.m. (0 sq.ft.) approx.



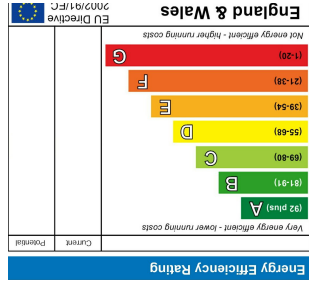
1ST FLOOR  
27.2 sq.m. (294 sq.ft.) approx.



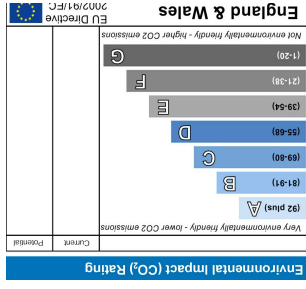
2ND FLOOR  
22.1 sq.m. (238 sq.ft.) approx.

Which every attempt has been made to ensure the accuracy of the footprint contained here, measurements of rooms, doors and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox, ©2025

TOTAL FLOOR AREA: 77.9 sq.m. (839 sq.ft.) approx.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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