

# 9 Farmers View - Asking Price £240,000

Beck Row Bury St. Edmunds IP28 8RL

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# 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
- ENCLOSSED GARDEN
- THREE BEDROOMS
- FILLED WITH NATRUAL LIGHTING
- CLOSE TO SCHOOLS AND AMENITIES
- CLOSE ASPAL NATURE RESERVE
- TOWNHOUSE
- CALL SHIRES TO VIEW

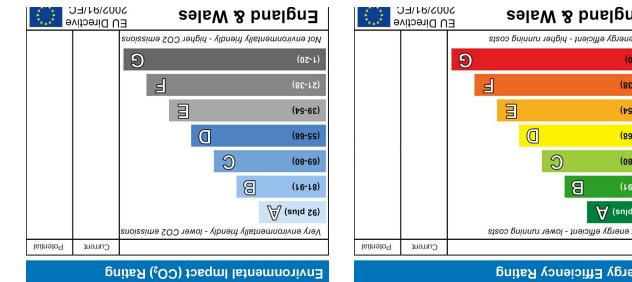




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

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The floor plan illustrates a house layout with the following dimensions:

- BEDROOM 3:** 10'0" x 11'0"
- BEDROOM 2:** 10'0" x 11'0"
- BATHROOM:** 5'0" x 6'0"
- DINING:** 7'0" x 9'0"
- KITCHEN:** 8'0" x 10'0"
- LIVING:** 12'0" x 14'0"

Central dimensions include:

- Front door to Living Room: 3'0"
- Living Room to Dining Room: 3'0"
- Dining Room to Kitchen: 3'0"
- Kitchen to Bath: 3'0"
- Bath to Bed 3: 3'0"
- Bed 3 to Bed 2: 3'0"
- Bed 2 to Staircase: 3'0"
- Staircase to Bed 2: 3'0"
- Staircase to Bed 3: 3'0"

The floor plan illustrates the layout of the ground floor. It features a large central area labeled 'LIVING/DINING ROOM' at the bottom. To the left of this room is a 'KITCHEN' area with a small dining table. Above the kitchen is a 'BATH' room. To the right of the living/dining room is an 'ENTRANCE HALL' with a 'STORAGE' area. A staircase leads up from the entrance hall. The plan also includes a 'BEDROOM' at the top right and a 'BATH' at the top left. Arrows indicate the direction of the staircase and the layout of the rooms.

3 sq.m. (294 sq.ft.) approx.  
22.1 sq.m. (238 sq.ft.) approx.  
151 RECOR  
152 RECOR

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