



9 Farmers View, Beck Row

Bury St. Edmunds



Minors & Brady

## 9 Farmers View

Beck Row, Bury St. Edmunds

A beautifully arranged three-bedroom townhouse offering a superb principal suite, bright living accommodation and parking, all set within the popular village of Beck Row. Spanning three floors, this well-presented home provides versatile and spacious accommodation ideally suited to modern family living. The stylish lounge/diner enjoys an abundance of natural light and opens directly onto the enclosed rear garden, creating a wonderful space for both relaxing and entertaining. Two generous bedrooms and a contemporary family bathroom occupy the first floor, while the impressive top-floor principal suite benefits from its own en-suite shower room. Outside, the private garden offers a secure and low-maintenance outdoor space with direct access to the allocated parking area.

- Spacious three-bedroom townhouse arranged over three floors
- Impressive top-floor principal suite with private en-suite
- Bright and airy lounge/dining room with French doors
- Modern fitted kitchen with ample storage
- Convenient ground floor cloakroom/WC
- Contemporary family bathroom serving first-floor bedrooms
- Enclosed rear garden ideal for outdoor enjoyment
- Two allocated parking spaces positioned to the rear
- Abundance of natural light throughout the accommodation
- Conveniently located close to schools, amenities and Aspal Nature Reserve





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### The Location

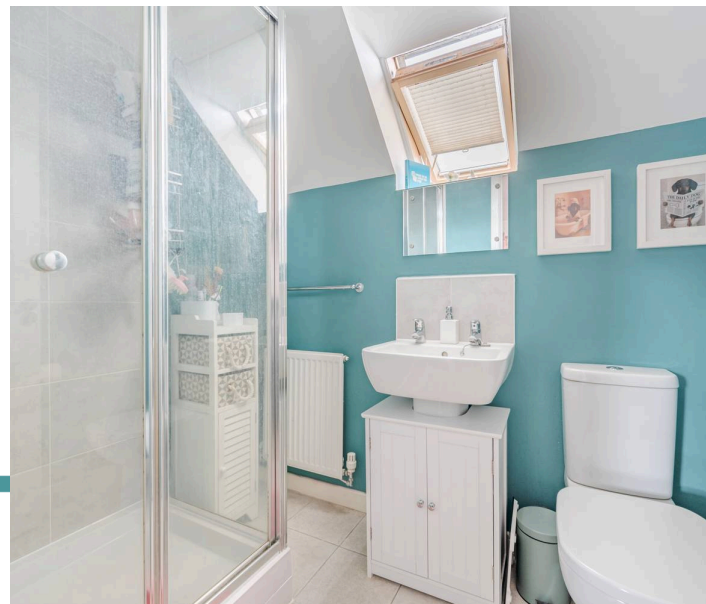
Beck Row is a well-regarded Suffolk village that combines the convenience of everyday amenities with easy access to some of the region's most attractive countryside. Residents benefit from a selection of local services including a village shop, primary school, public house and parish church, helping to foster a strong sense of community and making it an appealing location for families, professionals and retirees alike.

Surrounded by open countryside, Beck Row offers excellent opportunities to enjoy the outdoors, with nearby nature reserves, walking routes and green spaces providing a peaceful setting for recreation and relaxation. The village enjoys a pleasant rural feel while remaining well connected to neighbouring towns and key transport links.

Just a short distance away is the historic market town of Mildenhall, a vibrant community with a rich heritage dating back to the Domesday Book. Today, Mildenhall offers an excellent range of shopping, educational and leisure facilities, alongside a variety of independent businesses, supermarkets, cafes and restaurants.

For a wider selection of amenities, Bury St Edmunds is within easy reach and provides an extensive range of retail, dining and leisure opportunities. Renowned for its historic architecture, beautiful Abbey Gardens and thriving town centre, Bury St Edmunds is considered one of Suffolk's most desirable destinations.

The area is particularly well placed for commuters, with convenient access to the A11 providing straightforward routes towards Newmarket, Thetford, Cambridge, Norwich and beyond. This combination of village charm, surrounding countryside and excellent connectivity makes Beck Row a highly desirable place to call home.



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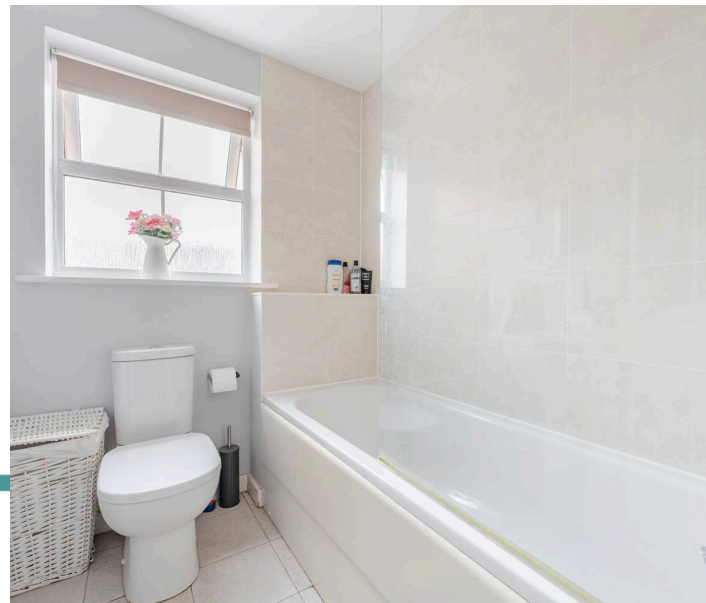
Beck Row, Bury St. Edmunds

### Farmers View, Beck Row

Situated within the popular village of Beck Row, this attractive and well-maintained three-bedroom townhouse offers spacious accommodation arranged over three floors, making it an excellent choice for families, professionals and those seeking flexible modern living. Filled with natural light throughout, the property enjoys a practical layout designed to maximise both comfort and functionality.

The ground floor is welcomed by an entrance hall with a convenient cloakroom/WC, ideal for guests and everyday family life. To the front of the property, the contemporary kitchen provides ample storage and preparation space, while to the rear, the generous lounge/dining area creates a wonderful social hub for the home. This bright and inviting space is perfectly suited for relaxing, dining and entertaining, with French doors opening directly onto the rear garden, allowing natural light to flood the room and creating an effortless connection between indoor and outdoor living.

The first floor offers two well-proportioned bedrooms, including a particularly spacious double bedroom benefiting from fitted wardrobes. A modern family bathroom serves this floor and provides excellent facilities for both family members and visitors alike.



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Occupying the entire top floor, the impressive principal suite is a standout feature of the property. Offering a private retreat away from the rest of the home, this generous bedroom enjoys its own en-suite shower room, creating a comfortable and peaceful space to unwind.

Externally, the enclosed rear garden provides a secure and manageable outdoor area that is ideal for enjoying warmer months, outdoor dining or simply relaxing. Rear access leads directly to the property's two allocated parking spaces, adding further convenience.

The property is ideally positioned for access to local amenities, schools and nearby countryside, including the popular Aspal Nature Reserve. Combining generous accommodation, versatile living space and a sought-after village location, this impressive townhouse presents an excellent opportunity for a wide range of buyers.

### Agents Note

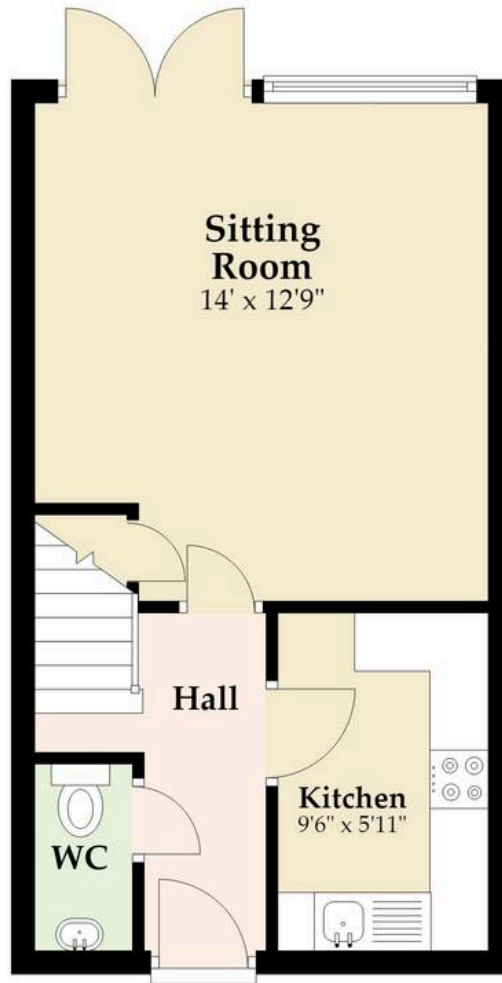
This property will be sold freehold and connected to mains water, electricity and drainage.

Please note that a title plan is not currently available for this property. As such, we are unable to verify matters such as parking, boundaries or other related aspects. Prospective purchasers should satisfy themselves by carrying out their own enquiries and investigations prior to proceeding.



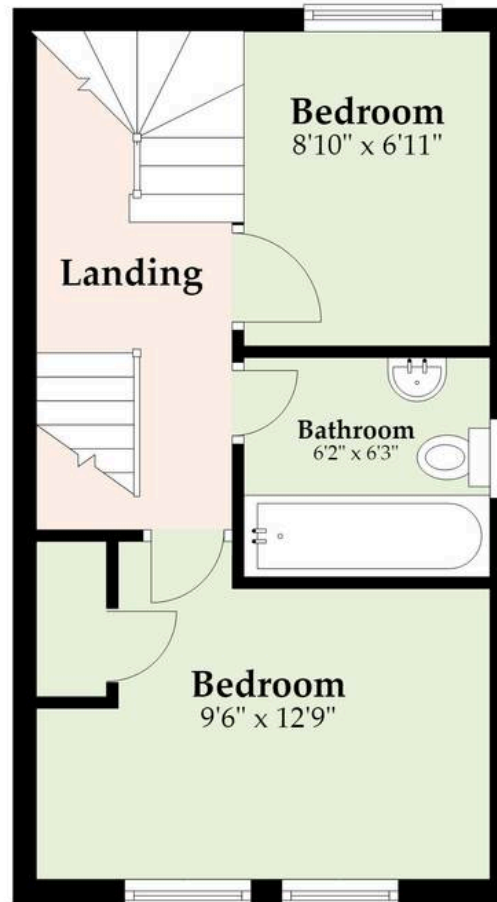
## Ground Floor

Approx. 303.8 sq. feet



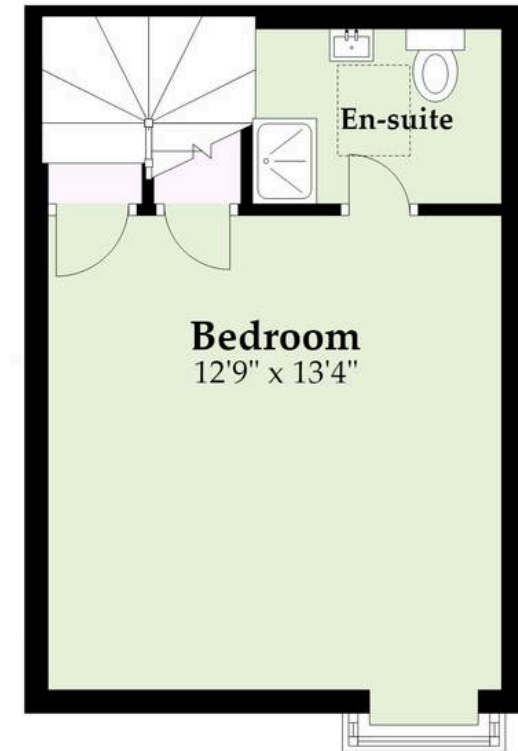
## First Floor

Approx. 334.0 sq. feet



## Second Floor

Approx. 203.1 sq. feet



Total area: approx. 840.9 sq. feet

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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.

Plan produced using PlanUp.

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