



26 The Owell, Pakenham

Minors & Brady



26 The Orwell

Pakenham, Bury St. Edmunds

There's an immediate sense of ease at The Orwell, a recently refurbished home that enjoys open views across country fields at the front and a private garden to the rear. Inside, the bright sitting room, contemporary kitchen with integrated appliances, and two well-finished bathrooms create a space ready to enjoy from the moment you arrive, while three bedrooms and off-road parking add everyday practicality. With UPVC double glazing, an air source heat pump and a position within one of Pakenham's most peaceful pockets, it offers an appealing blend of village living, modern comfort and a setting that feels connected to the surrounding landscape.

- Semi-detached residence set within the Suffolk village of Pakenham
- Open countryside outlook across fields at the front
- Recently refurbished with modern finishes throughout
- Bright sitting room with French doors leading to the rear garden
- Contemporary kitchen featuring quartz worksurfaces and integrated appliances
- Ground-floor bathroom with fitted vanity unit and shower over the bath
- Three bedrooms offering flexible space for family life or home working
- Modern first-floor shower room with illuminated mirror and heated towel rail
- Enclosed rear garden with patio, lawn and brick-built store
- Off-road parking and energy-efficient features including UPVC double glazing and an air source heat pump



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The Location

The Orwell is positioned within the village of Pakenham, a well-regarded rural setting a short distance from Bury St Edmunds. The area offers a measured, residential environment, defined by established homes, quiet lanes and a sense of continuity that reflects the village's long history.

Connections are straightforward. The A143 runs close by, providing direct access towards Bury St Edmunds, Diss and wider Suffolk routes, while the A14 is easily reached for travel further afield. Regular bus services link the village with neighbouring towns, giving residents practical options for day-to-day journeys.

Pakenham supports a close local community, with a village shop, primary schooling and everyday facilities available nearby. Wider services, supermarkets, cafés and independent businesses are readily found in Bury St Edmunds, keeping daily routines simple and well supported.

Green spaces are a defining feature of the area. Pakenham's farmland, footpaths and open landscape provide opportunities for walking and time outdoors, giving The Orwell a setting that feels practical, peaceful and well suited to those seeking a comfortable home within a rural village close to a thriving Suffolk town.



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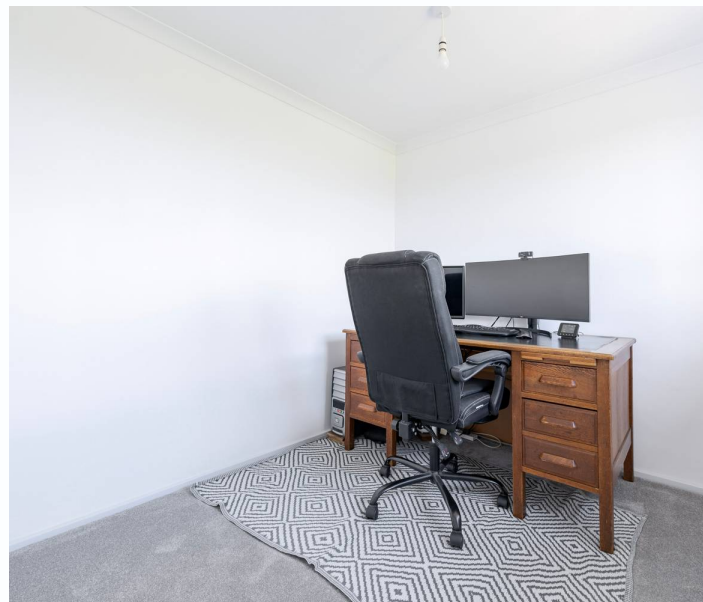
Pakenham, Bury St. Edmunds

Set within the peaceful village of Pakenham, The Orwell offers a well-considered blend of comfort, practicality and modern efficiency. Recently refurbished and finished with thoughtful touches throughout, this semi-detached home provides an appealing opportunity for buyers seeking a straightforward, well-presented property in a friendly and well-connected setting close to Bury St Edmunds.

The ground floor centres around a generous sitting room, a bright and versatile space with views to both the front and rear. French doors open directly to the garden, allowing the room to work effortlessly for everyday living or relaxed entertaining.

The adjoining kitchen and dining area has been designed with convenience in mind, fitted with contemporary cabinetry, quartz worksurfaces, a ceramic hob with hood, oven, integrated fridge-freezer and microwave. A pantry cupboard adds welcome storage, while a part-glazed door leads out to the garden.

Completing the ground floor is a modern bathroom featuring a bath with shower over, fitted vanity unit, heated towel rail and mermaid splashbacks.



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Pakenham, Bury St. Edmunds

Upstairs, the property provides three bedrooms arranged around a central landing with far-reaching views across the surrounding landscape. The main bedroom spans the depth of the house, while the additional rooms offer comfortable proportions for children, guests or home working.

A contemporary shower room serves the first floor, fitted with a corner shower, vanity unit, illuminated mirror, heated towel rail and mermaid splashbacks.

Outside, the rear garden is enclosed and easy to maintain, with a lawned area, patio and a brick-built store with power connected. Off-road parking sits to the side, ensuring day-to-day convenience.

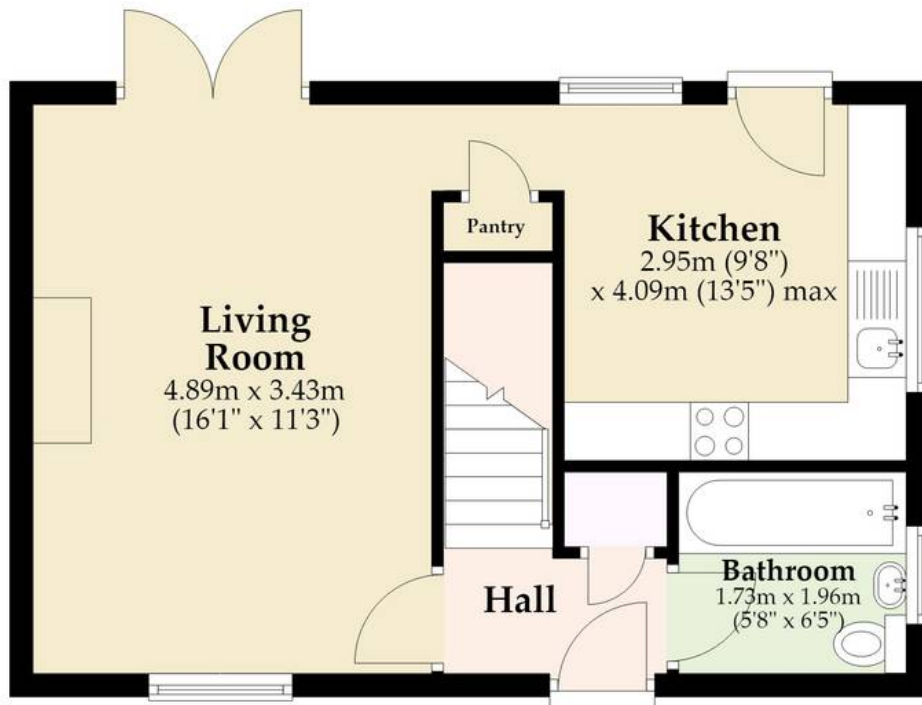
The home also benefits from UPVC double glazing and an air source heat pump, supporting energy efficiency and helping to keep running costs manageable.

The Owell represents an appealing opportunity for first-time buyers, downsizers or families seeking a comfortable home in a well-connected village setting. Its recent improvements, practical layout and inviting position make it a property well worth viewing.



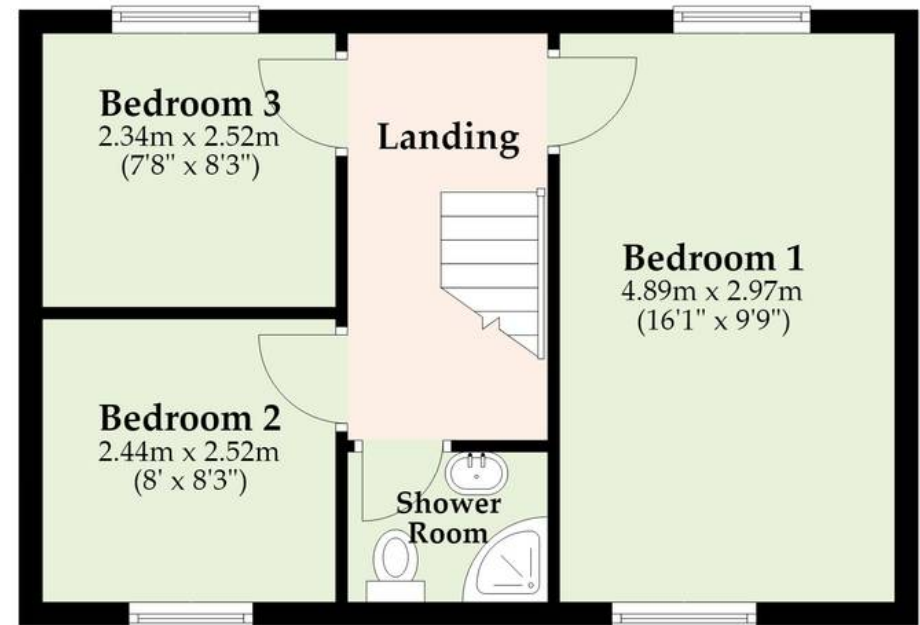
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.8 sq. feet)
(excluding Shower Room, Landing)



Total area: approx. 61.1 sq. metres (657.9 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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