The Willow Tree The Green - Guide Price £550,000

West Row Bury St. Edmunds IP28 8QJ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £550,000

The Property

Set in The Green, close to the popular village of West Row and Mildenhall beyond, this substantial five double bedroom chalet-style home offers an impressive amount of space, a highly versatile layout and an excellent setting for family life. The real heart of the home is the superb open-plan kitchen, dining and living area, creating a fantastic social space for everyday living and entertaining. The kitchen sits naturally within the room, while patio doors open onto the rear garden, creating a bright and welcoming connection between the inside and outside space.

The ground floor offers three double bedrooms, including a particularly impressive main bedroom with its own dressing room and en suite walk-in shower room. A further separate walk-in shower room serves the ground floor, making the layout ideal for families, guests or those looking for flexible multigenerational living. Upstairs are two further double bedrooms, together with a family bathroom, meaning all five bedrooms offer genuinely useful proportions rather than compromising on space. Outside, there is driveway parking for three vehicles and a substantial double garage, providing excellent parking, storage or workshop. The property also benefits from underfloor heating and an air source heat pump.

A deceptively spacious and incredibly flexible home with five double bedrooms, excellent parking and a brilliant open-plan heart — viewing is highly recommended to appreciate the size and layout on offer.

Agents Note: Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

What the agent loves!

Forget the bricks and mortar for a moment, I'm sold on the location! A quick walk to the school and a lovely duck pond nearby for those evening walks make this a wonderful place to call home.

Features

- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE WITH ELECTRIC DOOR
- OPEN PLAN SPACIOUS KITCHEN AND LIVING AREA
- AIR SOURCE HEATING WITH 'C' RATED EPC
- DETACHED CHALET STYLE PROPERTY
- FAMILY BATHROOM, EN SUITE SHOWER ROOM. DOWNSTAIRS SHOWER ROOM
- UNDERFLOOR HEATING
- DRIVEWAY FOR THREE CARS
- VIEWS OVER FIELDS TO REAR
- EASY ACCESS TO MILDENHALL AND LAKENHEATH



























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.

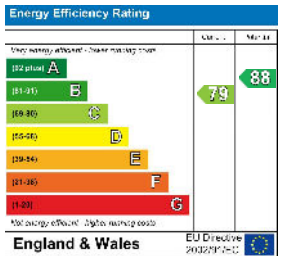
shires
Estate & Letting Agents



Total area: 196.7 m²
Floor 1: 147.4 m² · Floor 2: 49.3 m²
Sizes and dimensions are approximate, actual may vary.

rightmove.co.uk
The UK's number one property website

OnTheMarket.com



shires
residential

4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk