



**2 Eriswell Road,
Holywell Row, Suffolk**

**DAVID
BURR**



2 Eriswell Road, Holywell Row, Bury St. Edmunds, Suffolk, IP28 8NA

Holywell Row is just a short hop from Mildenhall, a town with a great mix of shops, schools, leisure options, and historic charm. For even more variety, Bury St Edmunds, Thetford, and Newmarket are all nearby. Mildenhall is also only two miles from the A11's Fiveways interchange, offering fast routes to Thetford, Norwich, Newmarket, and London.

Brimming with character and charm, this beautifully updated cottage enjoys a delightful semi-rural setting with uninterrupted views across open countryside to both the front and rear. Offering over 1,000 sq. ft. of stylish living space, the property blends modern comfort with timeless appeal. Set within mature gardens and benefitting from off-road parking, this is a rare opportunity to enjoy peaceful country living.

A charming cottage measuring over 1,000 sq. ft. blending modern comfort with character, set in a semi-rural spot with countryside views, mature gardens, and off-road parking.

Ground Floor

ENTRANCE HALL With wooden flooring, stairs rising to the first floor and door leading to:

SITTING ROOM Featuring wooden flooring, brick surround and hearth with inset woodburning stove, recessed shelving to one side and window overlooking the front gardens.

DINING ROOM A spacious secondary reception room with ample space for a dining table, wooden flooring, built in storage and recessed shelving to one side and window overlooking the rear gardens.

KITCHEN A modern, newly fitted shaker style kitchen with a range of base and wall units under wood effect worktops with inset double width butler sink with mixer tap overlooking the rear gardens. Appliances include a freestanding Stoves cooker with extractor above. Additionally, there is space and plumbing for a washing machine and dishwasher, as well as currently space for a large American style fridge/freezer. With ceramic tiled flooring, window and stable style door to rear gardens.

First Floor

LANDING With loft access, wooden flooring, frosted window from the bathroom and doors to:

BEDROOM 1 With wood flooring, double fitted wardrobes, built in storage cupboard and window to the rear with open views.

BEDROOM 2 Featuring an ornate fireplace, wooden flooring and window overlooking the front with views across open countryside.

BEDROOM 3 With hot water cylinder cupboard, wooden flooring and window to rear gardens with views across open countryside.

BATHROOM Newly fitted high spec suite with rolltop freestanding bath, separate fully tiled double width shower with rainfall head and hand attachment. Also with WC and hand wash basin. Panelled walls, polished wood flooring and window to the front.

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Outside

The property is set back from the road and approached via a private access leading to off-road parking. The attractive front garden features gravelled areas with mature shrubs, herbs, and vibrant flower borders, complemented by a cobbled pathway to the main entrance with a **WOOD STORE** exterior lighting. To the rear, the fully enclosed garden is a beautifully manicured space backing onto open countryside. It offers a charming mix of lawn and cobbled pathways, established shrubs, and well-stocked flower beds. A **TIMBER SHED** with power and lighting provides practical storage, alongside a separate **SUMMER HOUSE**, chimenea and oil tank. This delightful outdoor space perfectly balances function with cottage garden charm.

Material Information

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Standard brick construction.

LOCAL AUTHORITY: West Suffolk District Council

COUNCIL TAX BAND: Band B. (£1,701.50 per annum).

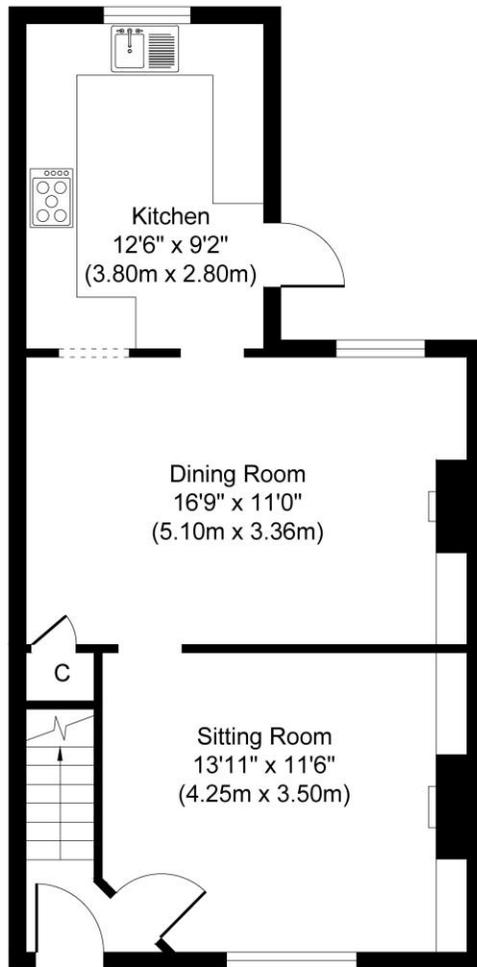
COMMUNICATION SERVICES (source Ofcom): Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Likely with all major providers.

WHAT3WORDS: receiving.stylist.shampoos

VIEWING: Strictly by prior appointment only through DAVID BURR.

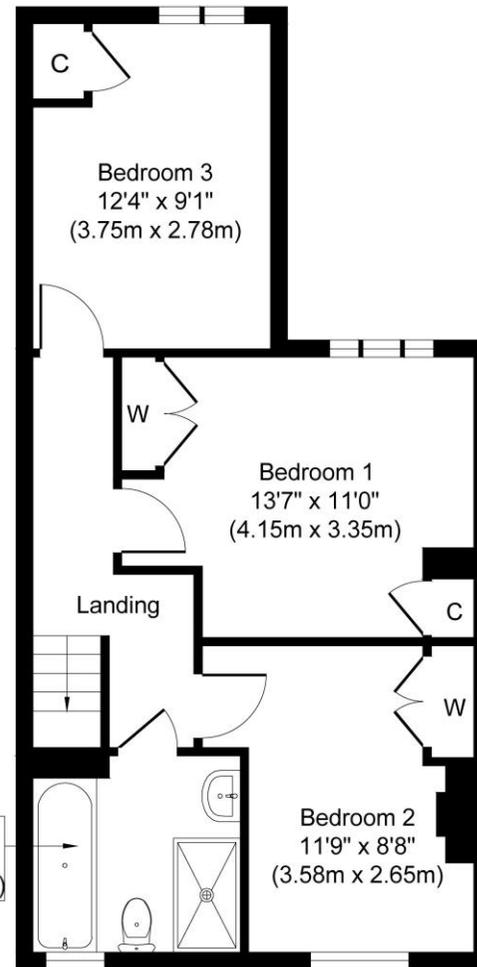
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Ground Floor
Approximate Floor Area
507 sq. ft
(47.07 sq. m)

Bathroom
 7'10" x 7'9"
 (2.40m x 2.35m)



First Floor
Approximate Floor Area
507 sq. ft
(47.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

