



Millfield Road, Barningham, Bury St. Edmunds, Suffolk, IP31 1DX

MARK · EWIN
BURY ST EDMUNDS

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A four-bedroom, detached, house with double garage located in the village of Barningham with a cul-de-sac setting and large back garden. The property offers accommodation, on the ground floor, of an entrance hall, cloakroom, sitting room, dining room, kitchen and utility room.

On the first floor, four bedrooms with the principal bedroom benefitting from an en-suite and the family bathroom completes the accommodation on offer.

Outside, to the front of the property a driveway provides additional off road parking leading to the double garage. The large rear garden is lawned with mature planting.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D Broadband: Standard and Superfast are available in this area via Openreach. (Source Ofcom) Services: Mains Electric, Water and Drainage. (Heating offered via oil central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St. Edmunds proceed on the A143 continuing through the village of Great Barton, and Ixworth. On reaching Stanton turn left signposted Barningham. Continue to Barningham and turn left just before the village store on to Hopton Road and right into Millfield Road. The property will be located on the left-hand side down a cul-de-sac.

Location

Barningham is situated north-east of the historic town of Bury St Edmunds and on the way to Diss. The village of Barningham itself offers village shop, public house, hairdressers, church and primary school.

Accommodation:

Entrance Hall 17' 10" x 6' 3" (5.43m x 1.91m)

Sitting Room 19' 0" x 11' 1" (5.78m x 3.39m)

Dining Room 12' 5" x 10' 2" (3.78m x 3.10m)

Kitchen 12' 5" x 8' 10" (3.78m x 2.69m)

Utility Room 9' 10" x 7' 10" (2.99m x 2.39m)

Cloakroom 7' 1" x 3' 7" (2.17m x 1.08m)

First Floor Landing

Bedroom One 10' 1" x 13' 1" (3.08m x 4.00m)

En-suite 8' 1" x 5' 7" (2.47m x 1.71m)

Bedroom Two 11' 0" x 10' 0" (3.36m x 3.04m)

Bedroom Three 8' 8" x 11' 0" (2.65m x 3.36m)

Bedroom Four 6' 9" x 9' 3" (2.05m x 2.82m)

Family Bathroom 6' 3" x 7' 8" (1.90m x 2.33m)

Additional Information:

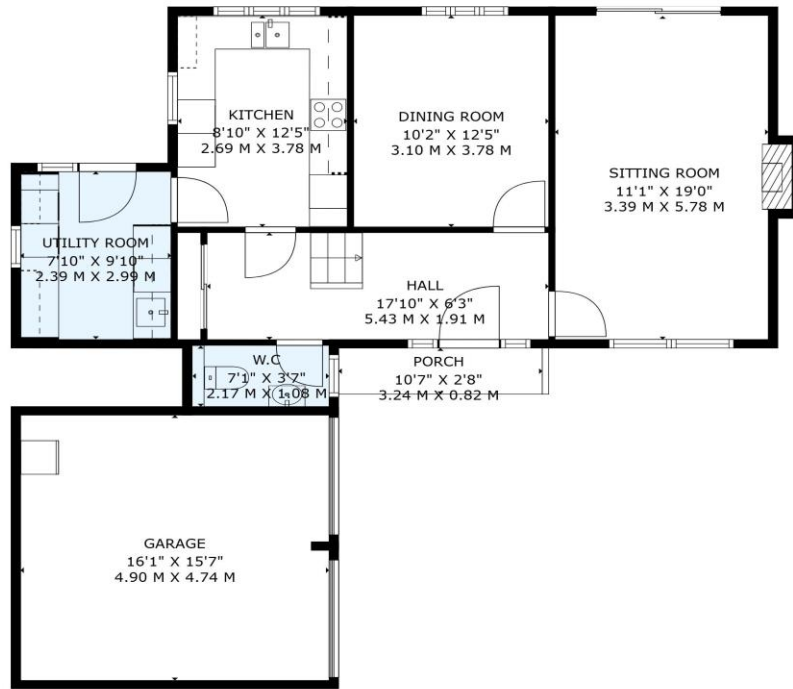
Council Tax Band: D

EPC Rating:

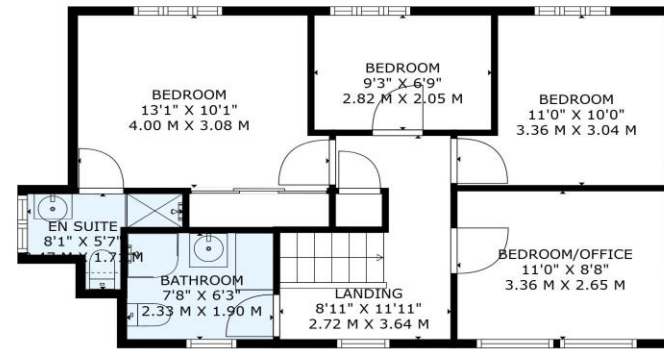
Tenure: Freehold

Guide Price £425,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 1282 sq. ft, 119 m2
 FLOOR 1: 696 sq. ft, 65 m2, FLOOR 2: 586 sq. ft, 54 m2
 EXCLUDED AREAS: GARAGE: 250 sq. ft, 23 m2, PORCH: 29 sq. ft, 3 m2, FIREPLACE: 3 sq. ft, 0 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

