



Mill Lane, Barnham, Thetford, Norfolk, IP24 2NG

**MARK · EWIN**  
BURY ST EDMUNDS



Mill Lane, Barnham, Thetford, Norfolk,  
IP24 2NG

An attractive, brick and flint, three-bedroom detached family home with off road parking and garage.

The accommodation comprises of an entrance hall, cloakroom, kitchen, and sitting / dining room with fireplace and French doors to the rear garden. On the first floor, there are three bedrooms and the family bathroom.

Outside, the front garden is mainly laid to lawn with pathway to the entrance door. The rear garden is laid to lawn with a paved patio area, and a garden shed. A garage provides off road parking.

#### Additional Information

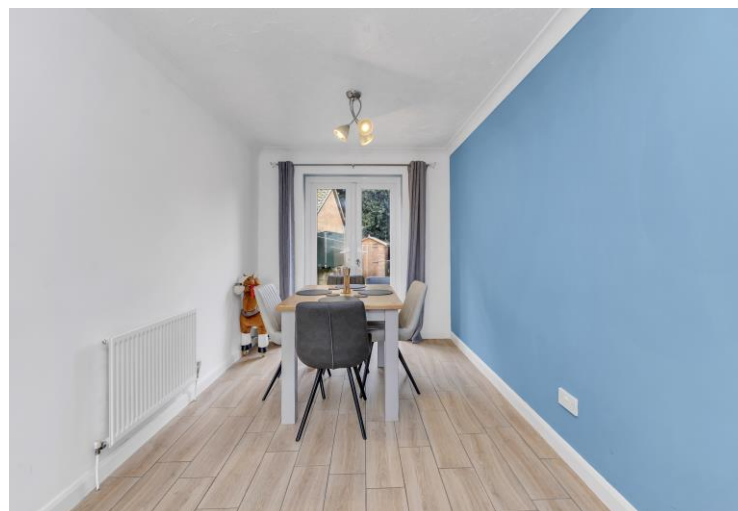
Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil central heating.

(Please note that none of these services have been tested by the selling agent.)



#### Directions

Heading north along the A143 towards Thetford, turn right onto Mill Lane, signposted Barnham, continue along this road and the property will be found on your left opposite the Primary School.

#### Location

The quaint village of Barnham with its street scene of period properties benefits from Primary School, Church and thriving Village Hall. Facilities can be found at nearby Thetford being only 3 miles distant, whilst further facilities can be found in Bury St Edmunds being 9 miles to the South.

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## Accommodation:

Entrance Hall

Cloakroom 5' 9" x 2' 9" (1.74m x 0.83m)

Sitting/Dining Room 24' 4" x 13' 1" (7.42m x 3.98m  
reducing to 2.47m)

Kitchen 9' 0" x 11' 5" (2.74m x 3.48m)

First Floor Landing

Bedroom One 14' 9" x 9' 9" (4.49m x 2.98m)

Bedroom Two 9' 4" x 13' 1" (2.85m x 3.98m)

Bedroom Three 11' 5" x 9' 11" (3.47m x 3.01m reducing to  
1.86m)

Bathroom 5' 7" x 6' 7" (1.7m x 2.0m)

Front & Rear Gardens

Garage

## Additional Information:

Council Tax Band: C

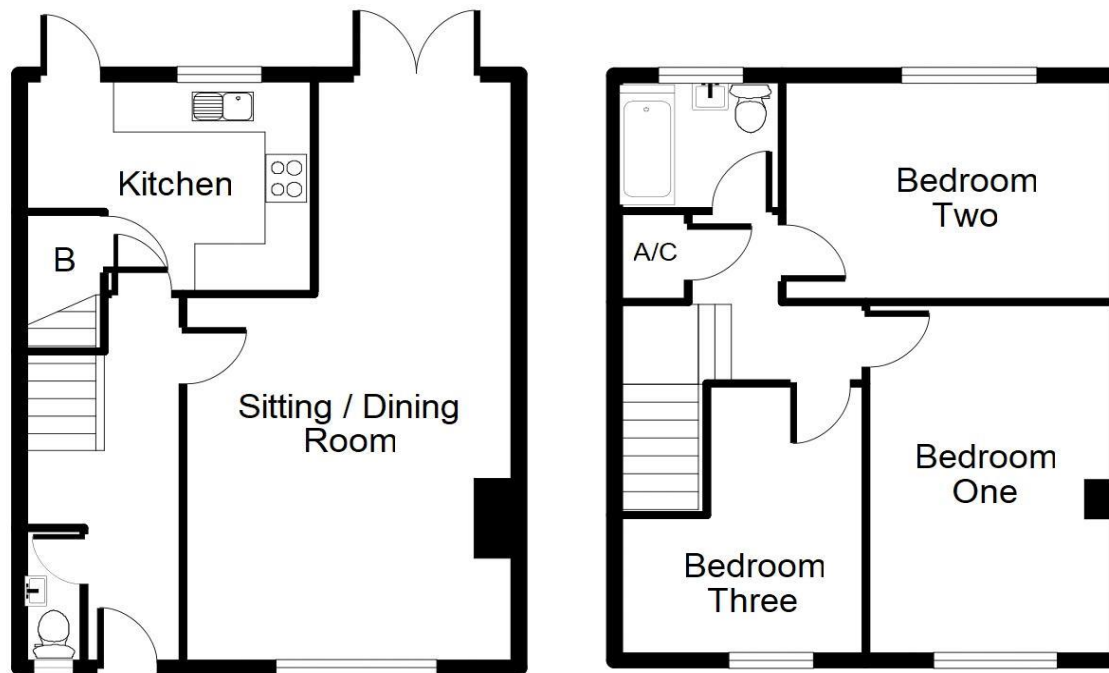
EPC Rating: E

Tenure: Freehold

Guide Price £270,000  
Freehold







For identification only - Not to scale  
(c) Visual Floor Planner

**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](http://www.markewin.co.uk)

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