



Millfield Road, Barningham, Suffolk, IP31 1DX

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, four-bedroom detached house with off-road parking and a double garage located in the village of Barningham.

The property offers accommodation, on the ground floor, of an entrance hall, cloakroom, spacious sitting room with a wood burner and French doors leading to the garden room. A dining room, modern kitchen and utility room. The kitchen offers an attractive range of wall and base level units and incorporates built-in appliances to include an oven, hob with extractor over, dishwasher and fridge freezer.

On the first floor, there are four bedrooms with the principal bedroom benefitting from an en-suite and built-in wardrobes with the family bathroom completing the accommodation on offer.

Outside, a driveway provides ample off-road parking leading to the double garage. The remainder of the front is laid to lawn with mature shrubs and is enclosed by hedging. The rear garden is also mainly laid to lawn with an area laid to shingle, mature shrubs and trees with planted beds and is enclosed by hedging.

Additional Information:

Tenure: Freehold

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

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (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 is the first on the left-hand side.

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 18' 5" x 6' 0" (5.62m x 1.83m)

Cloakroom 4' 10" x 2' 7" (1.47m x 0.78m)

Sitting Room 20' 11" x 10' 10" (6.38m x 3.30m reducing to 3.07m)

Garden Room 11' 10" x 10' 2" (3.61m x 3.10m)

Kitchen 10' 6" x 11' 6" (3.21m x 3.50m)

Utility Room 10' 9" x 6' 6" (3.27m x 1.98m)

Dining Room 11' 2" x 9' 9" (3.40m x 2.97m)

Landing 8' 8" x 9' 3" (2.64m x 2.81m)

Bedroom 11' 5" x 11' 5" (3.47m x 3.47m reducing to 3.19m)

Ensuite 7' 4" x 4' 2" (2.24m reducing to 1.40m x 1.27m)

Bedroom 11' 5" x 8' 9" (3.47m x 2.66m)

Bedroom 10' 3" x 9' 0" (3.12m x 2.74m)

Bedroom 9' 5" x 6' 5" (2.87m x 1.95m)

Bathroom 7' 5" x 5' 1" (2.26m x 1.55m)

Front & Rear Gardens

Driveway & Double Garage

Additional Information:

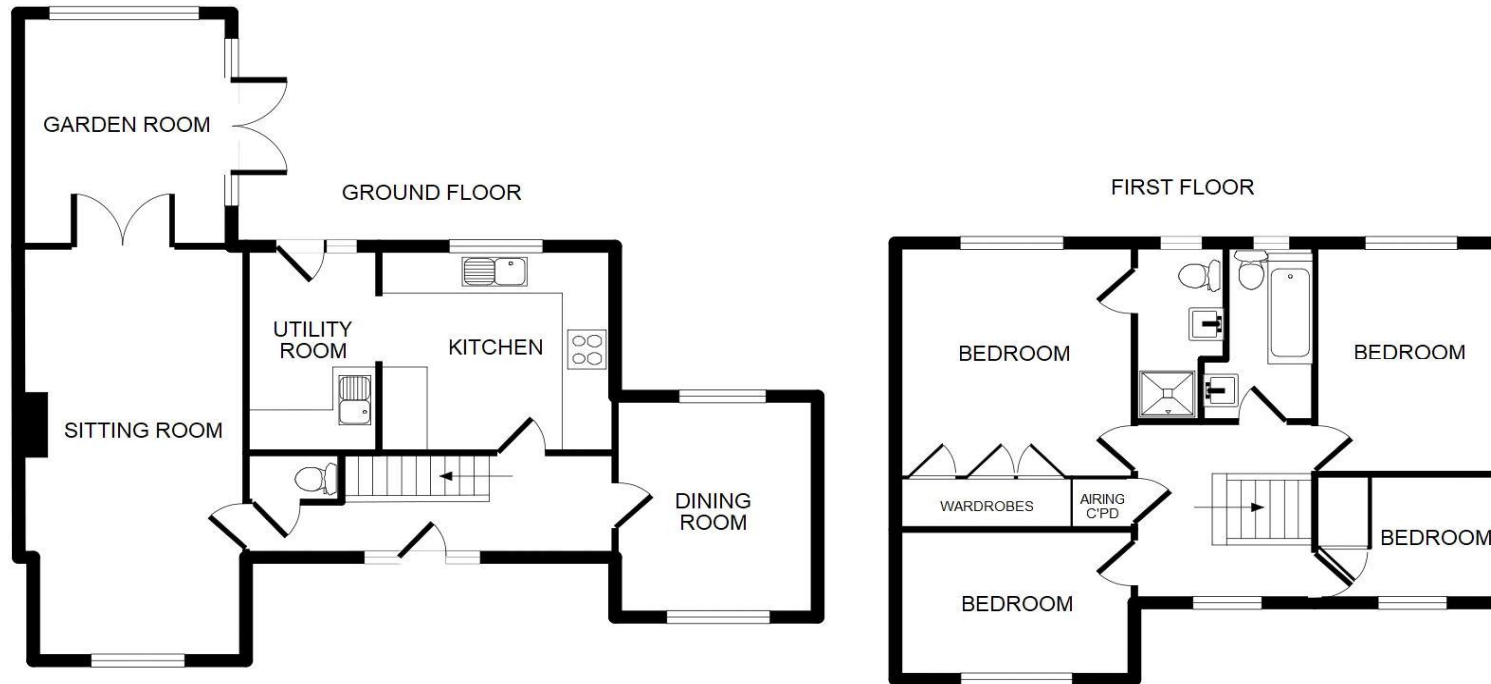
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Offers Over £425,000
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.

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