



NEWBERRY BARN MANOR ROAD

FROST & PARTNERS

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BILDESTON, IPSWICH | SUFFOLK | IP7 7BG



A rarely available and beautifully presented four bedroom barn conversion with attached two bedroom self contained annexe with gardens, garage and off road parking. All set in the heart of Bildeston, in a discreet position and accessed via Manor Road.

An entrance door into the main dwelling leads to a spacious sitting room with double doors leading out to the rear courtyard, staircase rising to the first floor, wall timbers, brick feature fireplace housing a wood burning stove and a door to the kitchen/dining room.

The kitchen/dining room has a door to the rear courtyard and comprises a contemporary style fitted kitchen with a composite sink inset into work surfaces with cupboards and drawers below, double oven with five burner hob, integrated dishwasher, space for American fridge/freezer, integrated microwave, wine cooler, spotlighting and pendant lights.

Also on the ground floor there is a cloakroom, a study and a utility room with oil fired boiler, space for washing machine and tumble dryer and doors leading out to enclosed courtyard garden.

On the first floor there is a good size landing with doors to the bedrooms, bathroom and shower room and a built-in cupboard airing cupboard.

Bedroom one has built-in triple wardrobes and a door to an en-suite bathroom. The remaining three bedrooms of which two are king sized and a double benefitting from timber features.



Outside, there is off road parking, workshop and a gate leading to the rear courtyard, which has attractive seating areas bounded by walling, with a door leading a further area housing the oil tank.

The self-contained annexe features its own entrance door and includes a fully fitted modern kitchen with an oval opening leading into a bright and airy sitting room. It boasts two spacious double bedrooms and a bathroom. Additionally, the annexe offers a garden at the rear, primarily laid out with lawn and decking, surrounded by an enclosed brick wall to ensure privacy.

Guide Price - £625,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





Ground Floor
Approximate Floor Area
991.03 sq. ft.
(92.07 sq. m)



First Floor
Approximate Floor Area
879.30 sq. ft.
(81.69 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
817.41 sq. ft.
(75.94 sq. m)

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Frost & Partners

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	