



Water Lane

Barnham, IP24

Offers over £700,000

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Description

This superb FAMILY HOME enjoys a RURAL VILLAGE LOCATION and benefits from STUNNING VIEWS overlooking Euston Estates Water Meadows. The property offers VERSATILE ACCOMMODATION in addition to a GENEROUS PLOT (approx 0.9 acres stms) and ample driveway OFF STREET PARKING.

Downstairs the house comprises a welcoming entrance hall which includes a half-tiled cloakroom W.C, tiled floor, two useful storage cupboards and stairs to first floor landing with an understairs storage cupboard below. There is a lounge and dining room/ snug, both of which offer fantastic views at the rear of this impressive home, as well as a family/ games room. The lounge includes a feature brick fireplace which contains a log burner as well as doors leading to the garden terrace whilst the family/ games room includes a storage cupboard housing the oil boiler which serves an oil fired central heating system.

The downstairs accommodation is concluded by an expansive kitchen/ breakfast room in addition to a separate UTILITY ROOM. The kitchen comprises a range of wall and base level units, sink unit and drainer, a Neff electric hob with extractor hood over as well as INTEGRATED microwave, cooker, dishwasher, full length fridge and full length freezer. There is space for a dining table too, with a large window which also overlooks the water meadows beyond. The utility room, in turn, includes wall level units and further space for appliances.

Upstairs there is a grand galleried landing which includes a loft access hatch, airing cupboard housing a hot water cylinder and useful storage cupboard. There are four bedrooms in addition to a FAMILY BATHROOM, separate shower room and an EN SUITE bathroom to the master bedroom. The master bedroom also includes a HOME OFFICE/ study whilst the second bedroom benefits from full width BUILT IN WARDROBES.

The family bathrooms comprises a W.C, bidet, double wash hand basin and a double shower cubicle as well as a bath which sits beneath a Velux window. The separate shower room also offers a W.C, wash hand basin, bath with shower attachment over and heated towel rail.

Outside, the house is approached by a shingled driveway which provides ample parking for five cars. There is an access gate either side of the house which both lead into the large rear garden via a pathway that culminates with a patio terrace which would be ideal for seating, entertaining and taking in the fantastic outlook at the rear of this home. The majority of the garden is laid to lawn and includes two garden ponds, a selection of seating areas and a large shed/ outbuilding which benefits from power and light and offers ample space for storage. There is also a green house behind, an outdoor tap and outdoor sockets.

Barnham is a small Suffolk village on the Suffolk/ Norfolk border and contains a Church (St Gregory's), a school (Barnham CEVC Primary School) as well as a Village Hall. Barnham is located approx 3 miles from Thetford and offers EXCELLENT TRANSPORT LINKS via the nearby A11 dual carriageway to Cambridge (approx 33 miles) and Norwich (approx 34 miles).

Measurements

Cloakroom W.C - 5'03" x 3'01"

Lounge - 28'08" plus depth of bay window x 15'05" max

Family/ Games Room - 18'07" max x 17'06" max

Dining Room/ Snug - 13'07" x 13'05"

Kitchen/ Breakfast Room - 29'02" max x 12'08" max

Utility Room - 8'03" x 5'11"

Tel: 01842 818282

Bedroom - 18'00" max x 15'06" max

Office - 8'01" x 8'00"

En Suite Bathroom - 8'01" x 7'00"

Bedroom - 17'07" x 11'10" plus depth of built in wardrobes

Bedroom - 12'09" max x 12'00" plus depth of bay window

Bedroom - 10'01" x 9'08"

Family Bathroom - 11'10" x 9'03"

Shower Room - 9'03" x 6'07"

Agents Note

There is a restrictive covenant on a part of the land to the rear of the property which prevents the building of an additional dwelling. We also understand that the land cannot be used for commercial purposes.

Council Tax Band - F

Molyneux Estate Agents has not tested any fixtures

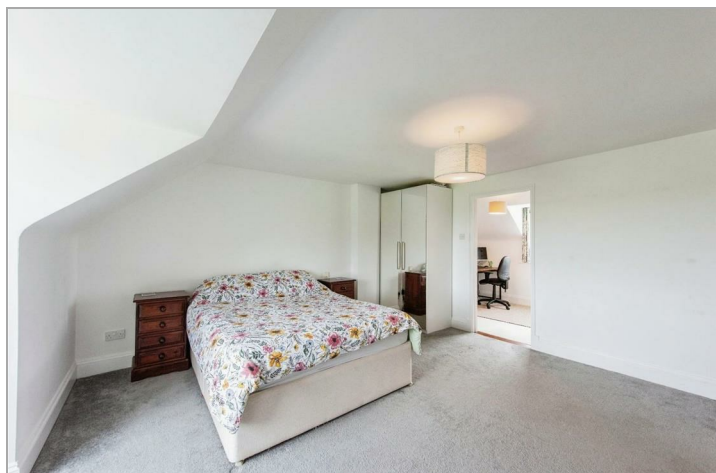
and fittings, services or appliances in this property and cannot guarantee that they are in working order.

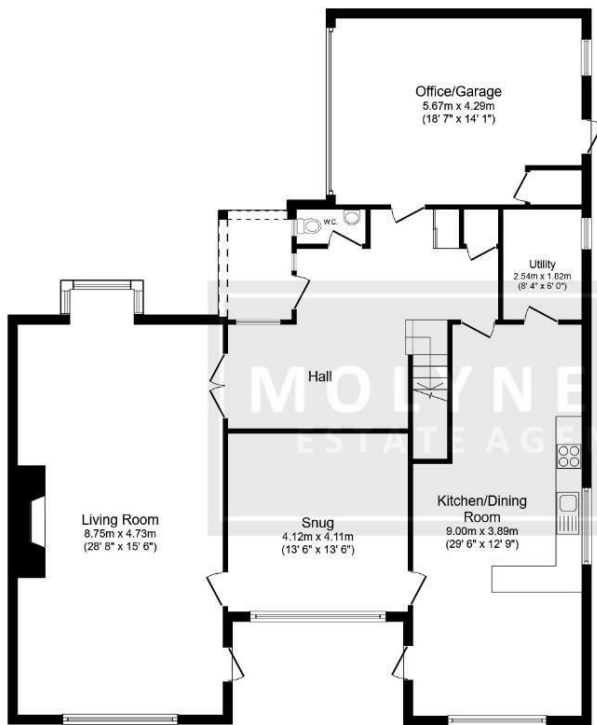
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

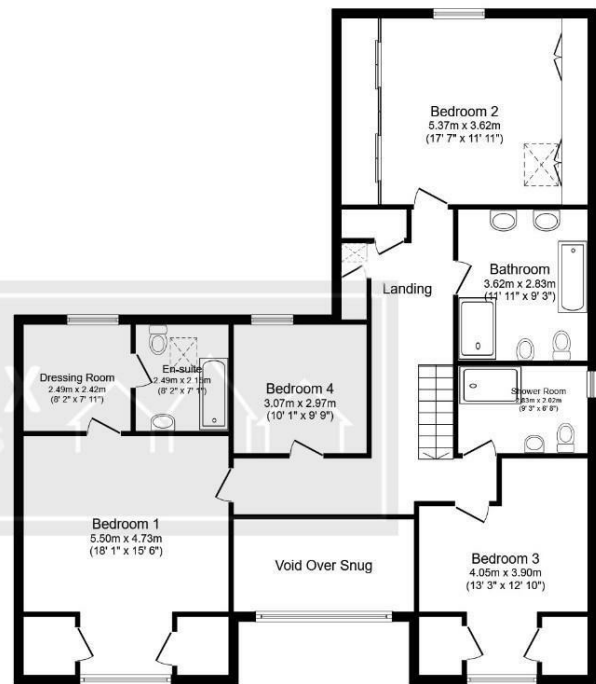
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

Floor area 153.5 m² (1,652 sq.ft.)



First Floor

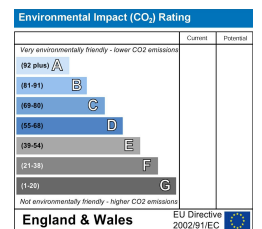
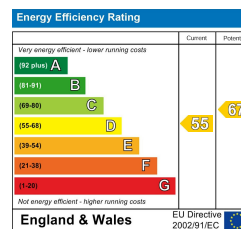
Floor area 144.8 m² (1,559 sq.ft.)

TOTAL: 298.3 m² (3,211 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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