



Ground Floor
Approximate Floor Area
1,184 sq. ft.
(110.0 sq. m.)

First Floor
Approximate Floor Area
1,076 sq. ft.
(100.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Plot 2 Tye Green, Barking, Barking, IP6 8HT

£675,000

RESERVED - RESERVED - RESERVED - ONLY 5 PLOTS AVAILABLE - CALL HAMILTON SMITH TO FIND OUT MORE ABOUT THESE EXECUTIVE STYLE HOMES - RESERVED - RESERVED - RESERVED

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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Plot 2 Tye Green, Barking, Barking, Suffolk, IP6 8HT

Barking:

Barking is a village and civil parish in the Mid Suffolk district of the English county of Suffolk. It is 2 miles (3 km) west of Needham Market on the B1078 road. The village is linear along the road with its centre being around the area known as Barking Tye and away from the large village church of St Mary.[2] There are six bells that hang the church of St Mary with the largest weighing 11 cwt - 1 qr - 7 lb.[3] All 6 bells were recast and rehung in 1911 by Alfred Bowell.

With front door leading to...

ENTRANCE HALL:

With stairs to first floor and doors leading to...

CLOAKROOM:

With W.C and wash hand basin.

SITTING ROOM: 16'11" x 12'4" (5.16m x 3.76m)

With Bi-fold doors to rear aspect.

DINING ROOM: 15'5" x 10'8" (4.70m x 3.25m)

With double glazed window to front aspect.

STUDY: 9'8" x 9'7" (2.95m x 2.92m)

With double glazed window to front aspect.

KITCHEN/DINING ROOM: 21' x 18'7" (6.40m x 5.66m)

With Bi-fold doors to rear aspect, double glazed window to side aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer and door leading to...

UTILITY: 7'5" x 6'4" (2.26m x 1.93m)

With double glazed door to side aspect.

FIRST FLOOR

LANDING:

With built in airing cupboard, built in cupboard and doors leading to...

BEDROOM 1: 15'5" x 14'6" (4.70m x 4.42m)

With double glazed French doors to rear aspect leading to Juliet balcony and door leading to...

DRESSING ROOM: 9'2" x 5'11" (2.79m x 1.80m)

With door leading to...

EN-SUITE: 9'2" x 4'1" (2.79m x 1.24m)

With W.C and wash hand basin.

BEDROOM 2: 15'5" x 10'8" (4.70m x 3.25m)

With double glazed windows to front and side aspects.

BEDROOM 3: 12'8" x 12'4" (3.86m x 3.76m)

With double glazed window to rear aspect.

BEDROOM 4: 14'11" x 9'8" (4.55m x 2.95m)

With double glazed window to front aspect.

BATHROOM: 9'6" x 9'4" (2.90m x 2.84m)

With double glazed window to rear aspect, fitted suite comprising bath, shower cubicle, W.C and wash hand basin.

OUTSIDE:

The property is approached via a driveway which inturn leads to the
DETACHED DOUBLE GARAGE: With 2 up and over doors.

The garden to the rear of the property is mainly laid to lawn, enclosed by hedging and backing onto fields.

NEEDHAM MARKET OFFICE:

54 High Street, Needham Market, Ipswich, IP6 8AP.TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com
