



**Ground Floor**  
 Approximate Floor Area  
 1,432 sq. ft.  
 (133.0 sq. m.)

**First Floor**  
 Approximate Floor Area  
 1,324 sq. ft.  
 (123.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Plot 9 Tye Green, Barking, IP6 8HT

**£725,000**

This BRAND NEW DETACHED 4 bedroom house is located in a non estate position within the sought after village of Barking. The property benefits from Entrance Hall, Cloakroom, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Utility, Master Bedroom with En-Suite and Dressing Room, Bedroom 2 with En-Suite, 2 Further Bedrooms, Family Bathroom, Garage, Gardens and Backing onto Fields.



### 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

# Plot 9 Tye Green, Barking, Suffolk, IP6 8HT

## SITUATION:

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 double glazed window to side aspect, stairs to first floor and doors leading to...

## CLOAKROOM:

With double glazed window to rear aspect, W.C and wash hand basin.

## LIVING ROOM: 18'6" x 14'1" (5.64m x 4.29m)

With doors to side.

## DINING ROOM: 15'5" x 10'9" (4.70m x 3.28m)

Dual aspect room.

## STUDY: 11'10" x 7'3" (3.61m x 2.21m)

With double glazed window to side aspect.

## KITCHEN/BREAKFAST ROOM: 20'6" x 14'1" (6.25m x 4.29m)

With double glazed window and French doors 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 ROOM: 8'8" x 6'3" (2.64m x 1.91m)

With double glazed door to rear aspect, fitted with base unit with inset sink unit and drainer.

## FIRST FLOOR

### LANDING:

With double glazed window to front aspect, built in airing cupboard and doors leading to...

## BEDROOM 1: 19'10" x 14'11" (6.05m x 4.55m)

With double glazed window to front aspect, 2 Velux windows and opening to...

## DRESSING AREA: 10'9" x 9'3" (3.28m x 2.82m)

Opening to...

## EN-SUITE: 10'9" x 5'9" (3.28m x 1.75m)

With double glazed window to front aspect, fitted with shower cubicle, W.C and wash hand basin.

## BEDROOM 2: 15'9" x 14'4" (4.80m x 4.37m)

With double glazed Juliet Balcony to side aspect and door leading to.....

### EN-SUITE:

With double glazed window to side aspect, fitted with shower cubicle, W.C and wash hand basin.

## BEDROOM 3: 14'4" x 12'8" (4.37m x 3.86m)

With double glazed window to side aspect.

## BEDROOM 4: 14'4" x 10'4" (4.37m x 3.15m)

With double glazed window to side aspect.

## BATHROOM: 8'8" x 6'11" (2.64m x 2.11m)

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

## OUTSIDE:

To the front the property is approached via a driveway which provides ample off road parking. There is DOUBLE GARAGE: With up and over door.

The garden to the rear of the property is mainly laid to lawn, enclosed by hedging with field views to the rear.

## NEEDHAM MARKET OFFICE:

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

