



**9 The Mews, The Manor  
Herringswell , IP28 6FA  
Guide Price £200,000**

## 9 The Mews, The Manor, Herringswell, IP28 6FA

A ground floor apartment set within this superb private and gated development offering tremendous communal gardens and a peaceful semi-rural setting.

Cleverly planned and offering open plan living, this property offers kitchen/dining/sitting room, generous master bedroom, walk-in wardrobe, cloakroom and family bathroom.

Externally the property offers parking, private outside terrace with space for table and chairs and mature communal gardens.

### Location

Originally built in 1901 as a family home and later developed in a school until 2001 Herringswell Manor Estate is located in a delightful rural position and yet is only a few miles from the A14/A11 offering direct links to Cambridge and Bury St Edmunds. It is a peaceful and private residential estate of around 50 dwellings set on expansive grounds of around 8.4 acres, the estate showcases meticulously landscaped gardens, meandering pathways, and scenic views. The lush greenery and tranquil surroundings provide a charming setting for residents to enjoy.

### Kitchen/Dining/Sitting room 20'8" x 15'1" (max) (6.30m x 4.60m (max))

Modern kitchen fitted with a range of matching eye and base level storage units. Inset sink with mixer tap over. Oven and ceramic hob. Integrated fridge freezer, dishwasher and washer/dryer. Windows to front aspect. Underfloor heating. Doors to storage cupboard and:

### WC

Low level WC, hand basin and heated towel rail.

### Bedroom 16'0" x 10'7" (4.90m x 3.23m)

Walk in wardrobe with railing and shelving. Windows and French doors leading to enclosed outside space. Cupboard housing hot water tank and additional storage. Door to:

### Bathroom

Suite comprising low level WC, sink with vanity unit under, panelled bath with shower over. Heated towel rail.

### Outside

Set on 8.4 acres of communal landscaped ground including Japanese Gardens. The apartment benefits for a private outside terrace, allocated car park space with additional guest parking and communal bike storage.

### Property Information

EPC - C

Tenure - Leasehold (Annual service charge: £2,930.07 - Monthly payment plan available)

Council Tax Band - B - West Suffolk

Property Type - Ground Floor Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Parking - Carpark

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

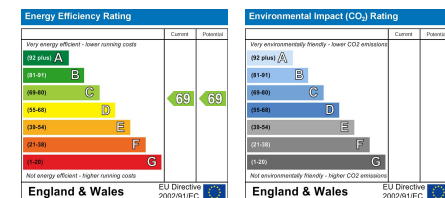
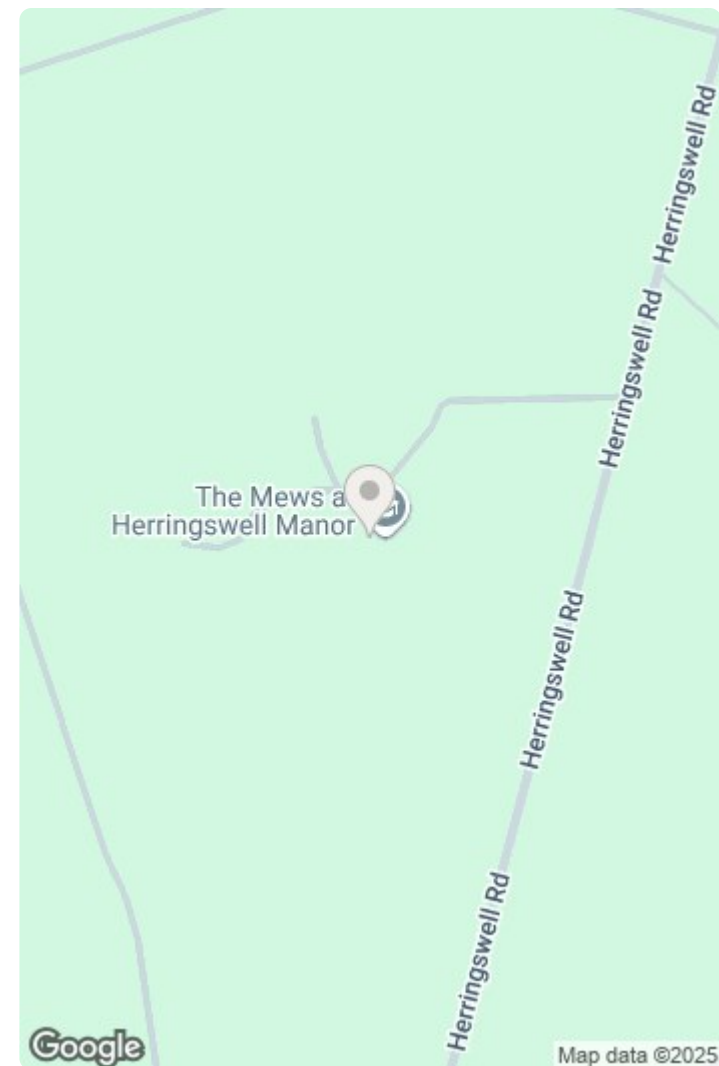
Heating sources - Electric

Broadband Connected - BT ultra fast fibre included

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of





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