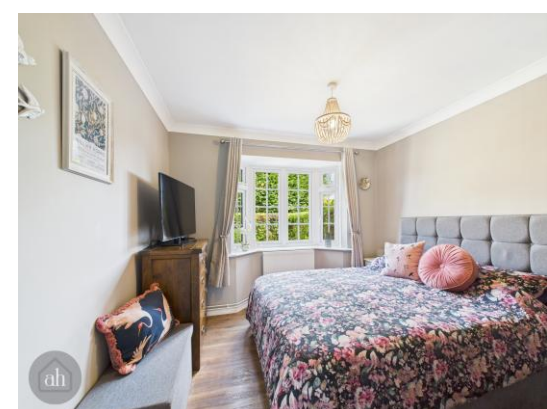




Millfield Road, Barningham, Bury St. Edmunds, Suffolk, IP31 1DX

£280,000 Freehold



Beautifully enhanced and tastefully styled by the current owners, this quietly positioned detached bungalow boasts a private, south-westerly facing garden. Finished to a high standard throughout, the property features two generous double bedrooms, each with charming bay windows that fill the rooms with natural light. The well-proportioned and inviting sitting room offers lovely views of the meticulously maintained gardens, while the contemporary, well-appointed kitchen—with sleek quartz worktops and integrated appliances—is sure to impress. A high-quality, modern shower room adds to the appeal, along with ample off-road parking and a garage. Ideally located within walking distance of the local shop/post office and a welcoming public house, this home offers a perfect blend of comfort, convenience, and style.

### **Entrance Hall**

13' 5" x 3' 7" (4.1m x 1.1m)

Bright welcoming entrance hall with shelved linen cupboard. Radiator

### **Kitchen/Dining Room**

17' 9" x 7' 7" (5.4m x 2.32m)

Stunning kitchen with quality wall and base cupboard and drawers with quartz work surfaces and inset sink. Built in appliances include slimline dishwasher, washing machine and fridge freezer. Electric oven, hob and extractor fan. Concealed bin unit and water softener system installed. Ample space for dining with French doors leading to the garden. Wall modern radiator. Recess ceiling lighting.

### **Sitting Room**

13' 1" x 10' 10" (4.0m x 3.3m)

Beautifully presented room with an open fireplace with brick surround and hearth. Sliding patio doors opening to the shingle seating terrace. Radiator

### **Inner hall**

4' 7" x 2' 11" (1.4m x 0.9m)

Loft access and airing cupboard.

### **Bedroom 1**

10' 6" x 9' 6" (3.2m x 2.9m)

Generous size double room with bay window to front enjoying lots of natural light. Radiator

### **Bedroom 2**

10' 2" x 8' 6" (3.1m x 2.6m)

Good size double with bay window to front and window to side. Radiator

### **Shower Room**

7' 7" x 5' 3" (2.3m x 1.6m)

Stylish suite with WC and wash basin vanity unit. Walk in shower with waterfall shower head over and separate shower head surrounded by attractive tiles and flooring. Heated towel rail. Window to side

### **Outside**

#### **Front Garden**

Well-kept flower and shrub borders to the front of the bungalow and shingle driveway leading to the garage offering ample parking. Gate access to rear.

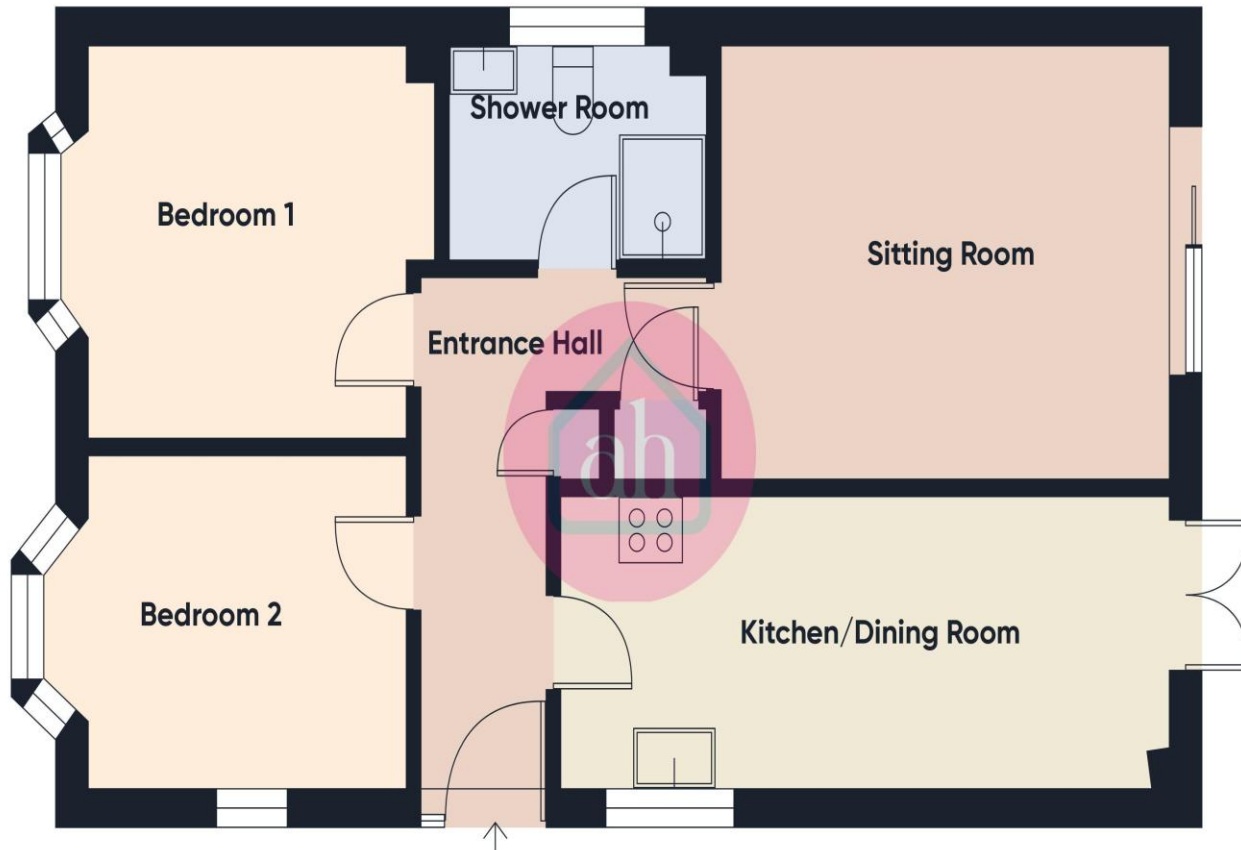
#### **Rear Garden**

Completing this fine property are the private south westerly facing gardens which are enclosed by fencing and beautifully created. Laid to lawn with mature trees, attractive flower beds and established shrubs. A shingle seating area adjoins the bungalow to relax and enjoy the setting. Side gate access and screened oil tank.

#### **Garage**

17' 1" x 7' 10" (5.2m x 2.4m)

Up and over door and power connected.



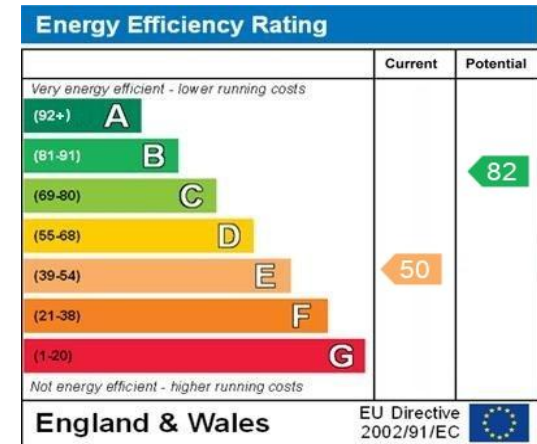
Approximate total area<sup>(1)</sup>  
609.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



WWW.EPC4U.COM

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.