



**Poppyfields
Barton Mills, Suffolk**

**DAVID
BURR**



Poppyfields, The Street, Barton Mills, Bury St. Edmunds, Suffolk, IP28 6AW

Barton Mills is a small village approximately 8 miles north of the home of English racing, Newmarket. The centre of Bury St Edmunds and the high-tech University City of Cambridge are 11 miles and 20 miles respectively. There are good everyday shopping facilities available in Newmarket and more comprehensive shopping, recreational and educational facilities in both Cambridge and Bury St Edmunds. There are excellent local schools and independent schools at Culford, Newmarket, Bury St Edmunds, Ely and Cambridge.

This individual detached property is situated in a quiet tucked away location within walking distance of amenities. The property offers a spacious and flexible layout including an impressive double aspect sitting room and open-plan kitchen/dining room and sits within expertly designed and landscaped mature gardens, enjoying a great deal of privacy with various mature specimen trees and plants and the added benefit of off-road parking and a double garage.

A substantial detached property set within wonderful mature gardens with a double garage.

Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway with stairs rising to the first floor.

SITTING ROOM: An impressive double aspect room featuring a fireplace and French doors opening to the garden and air conditioning.

DINING ROOM: A well-proportioned room with air conditioning and outlook to the front.

KITCHEN/DINING ROOM: Extensively fitted with a range of units under worktops with a sink and drainer inset. Appliances include a double oven AGA, plumbing for a dishwasher and two electric ovens with the kitchen which adjoins to the breakfast area all of which enjoys a lovely outlook over the rear garden.

UTILITY ROOM: Fitted with further units under worktops with space for an American style fridge/freezer, plumbing for a washing machine and space for a tumble drier with doors leading to the garden and garage.

CLOAKROOM: With WC and hand wash basin.

First Floor

LANDING: Featuring an airing cupboard, with outlook to the front aspect.

BEDROOM 1: Featuring a double wardrobe, air conditioning and outlook to the rear. **En-Suite** featuring a WC, wash basin and tiled shower cubicle.

BEDROOM 2: With double wardrobe and outlook to the front.

BEDROOM 3: With double wardrobe and outlook to the front.

BEDROOM 4/STUDY: Double wardrobe, air conditioning and an outlook to the rear garden.

FAMILY BATHROOM: WC, wash basin, corner bath, shower cubicle and heated towel rail.

Outside

The property sits down a quiet private lane approached by double gates opening onto the driveway, in turn leading to the **DOUBLE GARAGE** with light and power connected. The gardens are a wonderful attribute to the property having been expertly and lovingly created by the current owners over the past 28 years to create a private and tranquil haven with a variety of mature specimen shrubs and trees. To the rear of the property are various seating and dining areas leading down to the lawn surrounded by climbing roses, a twisted willow and mature Yew trees with a variety of useful outbuildings including a **summer house, green house** and **various sheds** with pergola terrace and **borehole** which is used for irrigation.

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SERVICES: Main water and drainage. Main electricity connected. Electric heating/air conditioning units, as well as solar panels. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band F. (£3,090.55 per annum).

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 76 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Signal is limited.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

WHAT3WORDS: blackbird.ridge.finishers

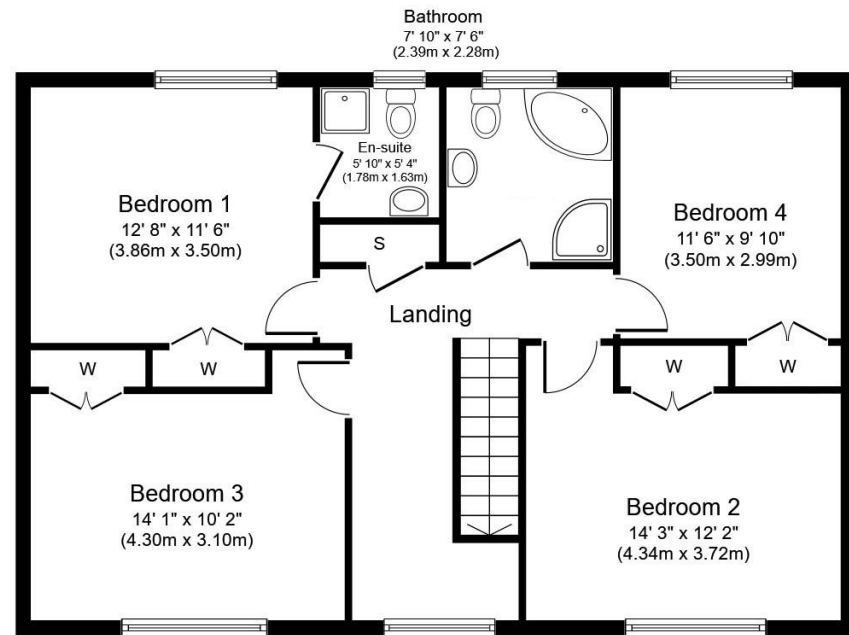
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,209 sq. ft.
(112.3 sq. m.)



First Floor
Approximate Floor Area
872 sq. ft.
(81.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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