



Middle Green, Higham, IP28 6NY

**CHEFFINS**



## Middle Green

Higham,  
IP28 6NY

4 2 2

**Guide Price £625,000**

- Individual Detached House
- 4 Bedrooms – 1 Ensuite
- 2 Reception Rooms
- Kitchen & Utility Room
- Fantastic Garden with views over Fields
- Driveway & Double Garage

An individual 4 bedroom detached house situated in a sought after picturesque Suffolk village. The property benefits from a well equipped fitted kitchen and separate utility room, 2 reception rooms, a conservatory, 4 bedrooms, an ensuite shower room and a family bathroom. Further features include a fantastic large garden which backs onto open fields, a good sized driveway to the front with a double garage. Viewing Recommended.







## LOCATION

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

## ENTRANCE PORCH

A dual aspect area with 2 windows to the side aspect and front entrance door, solid oak door, radiator, laminate flooring.

## ENTRANCE HALL

with stairs to the first floor, laminate flooring, radiator, built-in storage cupboard.

## CLOAKROOM

with a low level WC, pedestal wash hand basin, radiator, solid oak door, window to the rear aspect.

## LIVING ROOM

A triple aspect room with 2 windows to the front and side aspects and with patio doors opening into the conservatory at the rear, 2 radiators.

## CONSERVATORY

uPVC construction with brick built plinth with French doors opening onto the rear garden, tiled flooring.

## KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink unit with mixer taps, 4 ring electric Bosch hob with extractor hood over, Bosch eye level electric double ovens, space and plumbing for appliances, tiled flooring, 2 solid oak doors, radiator, window to the rear aspect.

## UTILITY AREA

with base units with work surfaces over, space and plumbing for appliances, floor mounted oil boiler, radiator, door to the rear and window to the front aspect.

## DINING ROOM

with a radiator, laminate flooring, solid oak door, window to the front aspect.

## FIRST FLOOR

## LANDING

with an airing cupboard housing the water cylinder with solid oak door, loft access with pull down ladder.

## BEDROOM 1

with 2 double built-in wardrobes, radiator, solid oak door, window to the front aspect.

## ENSUITE SHOWER ROOM

with a three piece white suite comprising vanity wash hand basin, low level WC, shower cubicle with tiled splashbacks, heated towel rail, circular window to the front aspect.

## BEDROOM 2

with built-in wardrobes, radiator, solid oak door, window to the rear aspect with beautiful views over the fields.

## BEDROOM 3

with built-in wardrobes, radiator, solid oak door, window to the front aspect.

## BEDROOM 4

with built-in wardrobes, radiator, solid oak door, window to the rear with beautiful views over the fields.

## BATHROOM

with a three piece white suite comprising pedestal wash hand basin, low level WC, side panel bath with shower over, heated towel rail, half tiled walls, tiled flooring, window to the rear aspect.

## OUTSIDE

To the front of the property is a good sized shingled driveway with parking for 3/4 cars, area laid to lawn with flower and mature shrub bed borders, 2 side gated access.

The rear gardens are of fantastic size mainly laid to

lawn with a patio seating area, vegetable patch, flower bed borders, mature shrub borders, ornate fish pond, uPVC oil tank, outside tap.

Gated access leads to a further garden section which opens out onto the open fields at the rear with fruit trees and is separated with hedgerow borders and grapevines.

## DETACHED DOUBLE GARAGE

with up and over doors, external electric points, pedestrian side access.

## SALES AGENTS NOTES

1. The property benefits from 10 solar panels (owned outright) on the rear elevation of the property.
2. The property is located in Higham conservation area.
3. Private septic tank for sewerage.

For more information on this property, please refer to the Material Information Brochure on our website.






















| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>96</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>73</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £625,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - West Suffolk







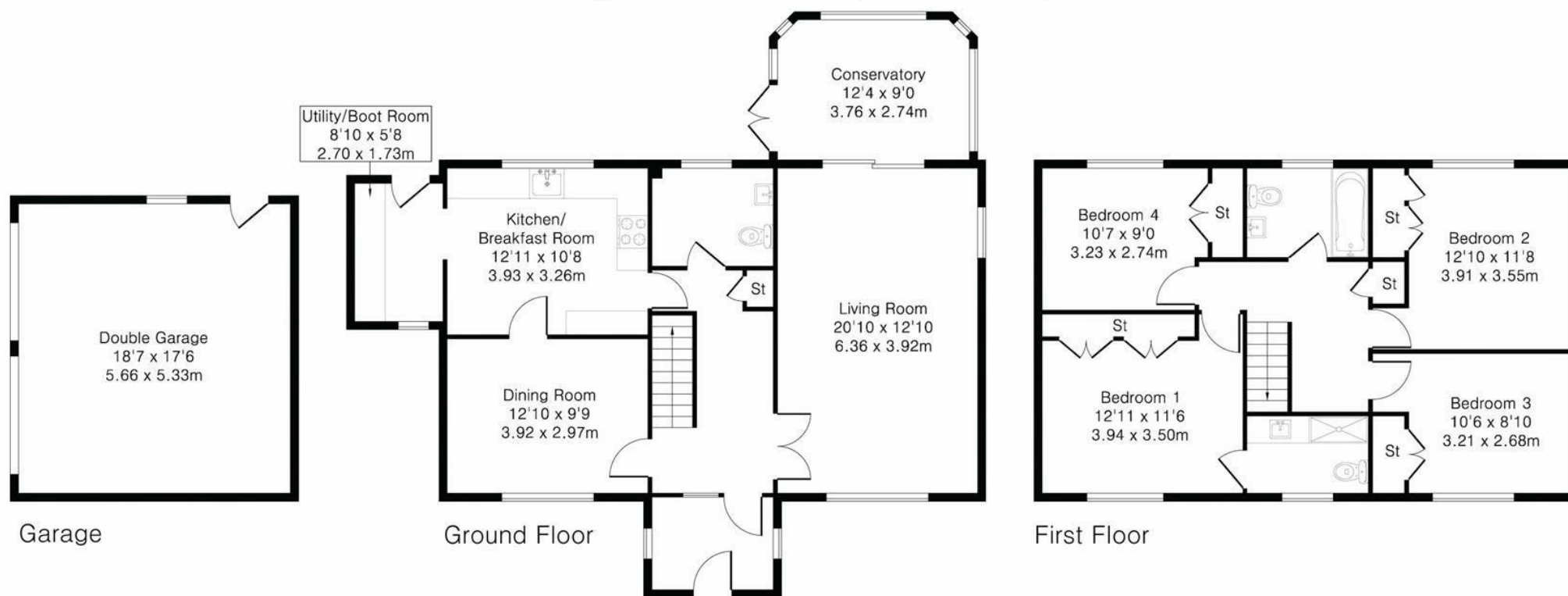


## Approximate Gross Internal Area 1639 sq ft - 152 sq m

Ground Floor Area 928 sq ft – 86 sq m

First Floor Area 711 sq ft – 66 sq m

Garage Area 325 sq ft – 30 sq m







Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

