



**Church Meadow, Barton Mills IP28 6AT**

**Guide Price £485,000**

## Church Meadow, Barton Mills IP28 6AT

A stunning detached family home that has been fully modernised and provides flowing, open plan accommodation throughout, set in a quiet location in the popular village of Barton Mills.

Barton Mills is a pretty village with amenities and provides excellent access to the A11 that offers great access to Cambridge and Newmarket.

Accommodation comprises of a hallway entrance and WC, living room, dining area, kitchen/breakfast room, utility room, four bedrooms with en-suite to master and a family bathroom.

Externally, the landscaped rear garden is a suntrap and is fully enclosed. The front driveway is block paved and offers off road parking for several cars.

Must be seen to be fully appreciated.

### Entrance Hall

Generous entrance hall with doors leading to garage, shower room, utility room and living room. Opening to kitchen/diner. Built-in storage cupboard. Stairs to first floor. Vertical radiator. Wooden flooring.

### Kitchen/Diner 20'11" x 14'6" (6.40m x 4.43m)

Contemporary kitchen/diner with a range of matching eye and base level cupboards with composite worktop over. Further breakfast seating area with composite counter top and integrated wine cooler. Inset double sink with mixer tap over. Integrate, eye level ovens. Inset induction hob with stainless steel and glass extractor above. Integrated dishwasher. Inset space for American style fridge/freezer. Wooden flooring. Velux window. Window to rear aspect. Opening to dining room.

### Dining Room 19'2" x 10'9" (5.86m x 3.28m)

Spacious dining area with wooden flooring. Vertical radiators. Openings to kitchen/diner, lounge, living room and entrance hall.

### Lounge 8'10" x 7'4" (2.70m x 2.25m)

Generous lounge area with attractive built-in media/shelving unit, incorporating contemporary wall mounted electric fire. Openings to kitchen/diner, dining room and living room. Wooden flooring. Sky light. Bi-folding doors leading to rear patio area.

### Living Room 16'1" x 15'11" (4.91m x 4.87m)

Spacious, well presented living room with wooden flooring. Feature fireplace currently fitted with wood burner stove, stone hearth and inset beam mantel. Bespoke built-in unit providing ample storage. Large window to front aspect. Opening to kitchen/dining/lounge. Oak door to entrance hall.

### Utility Room 5'7" x 5'5" (1.71m x 1.67m)

Range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for undercounter washing machine and dryer. Wooden flooring. Door to entrance hall. Half glazed door to side access.

### Showeroom 5'7" x 5'5" (1.71m x 1.67m )

Contemporary white suite comprising low level W.C., ceramic sink with mixer tap over and storage cabinet under and generous walk-in shower with wall and ceiling mounted shower. Attractively tiled to wet areas. Wooden flooring. Door to entrance hall.

### Landing

Doors leading to all bedrooms and bathroom. Built-in airing cupboard. Stairs to ground floor.

### Master Bedroom 19'9" x 9'1" (6.03m x 2.79m)

Well presented, spacious double bedroom with large window to front aspect. Radiator. Doors to en suite and landing.

### En Suite 6'11" x 6'6" (2.12m x 2.00m)

Contemporary white suite comprising low level W.C., oval counter top hand basin with mixer tap over and storage cabinet under and walk-in shower. Built-in storage cupboard. Attractively tiled to wet areas. Wooden flooring. Ladder radiator. Door to Master bedroom.

### Bedroom 2 12'0" x 12'0" (3.68m x 3.66m)

Spacious double bedroom with window to front aspect. Built-in wardrobe. Radiator. Door to landing.

### Bedroom 3 12'0" x 10'9" (3.68m x 3.28)

Generous double bedroom with window to rear aspect. Radiator. Door to landing.

### Bedroom 4 7'5" x 7'1" (2.27m x 2.18m)

Double bedroom with window to front aspect. Storage area. Radiator. Door to landing.

### Bathroom 7'1" x 6'11" (2.18m x 2.12m)

Contemporary white suite comprising low level, concealed cistern, W.C., inset sink with mixer tap over, built-in storage cabinet under and composite counter and P-shaped bath with mixer tap and wall mounted shower over. Attractively tiled. Wooden flooring. Door to landing.

### Garage 13'5" x 5'5" (4.09m x 1.67m)

Integral garage with up and over door to block paved driveway. Door to entrance hall.

### Outside - Front

Block paved driveway, providing ample off road parking. Access to garage. Access gate to rear.

### Outside - Rear

Flagstone patio area, with bi-folding doors leading to kitchen/lounge. Side pathway leading to rear timber sheds. Central lawned area with gravel boarder with raised planted beds. Further gravelled seating area to rear. Access gate to front.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 130 SQM

Parking – Garage & Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

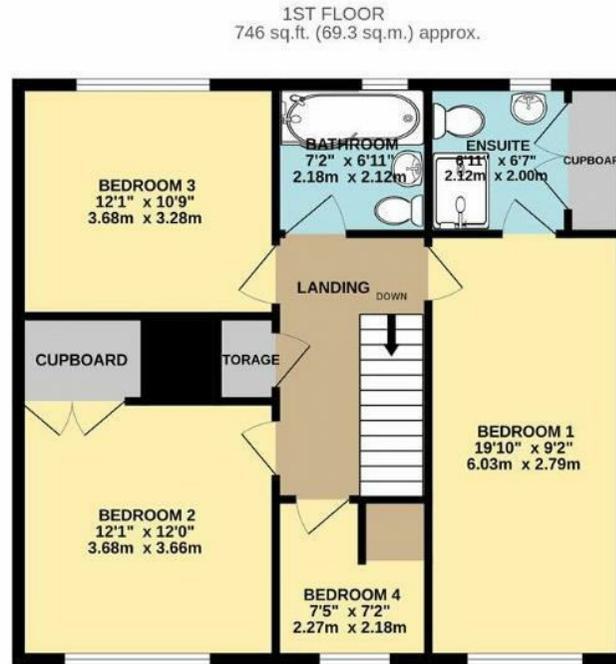
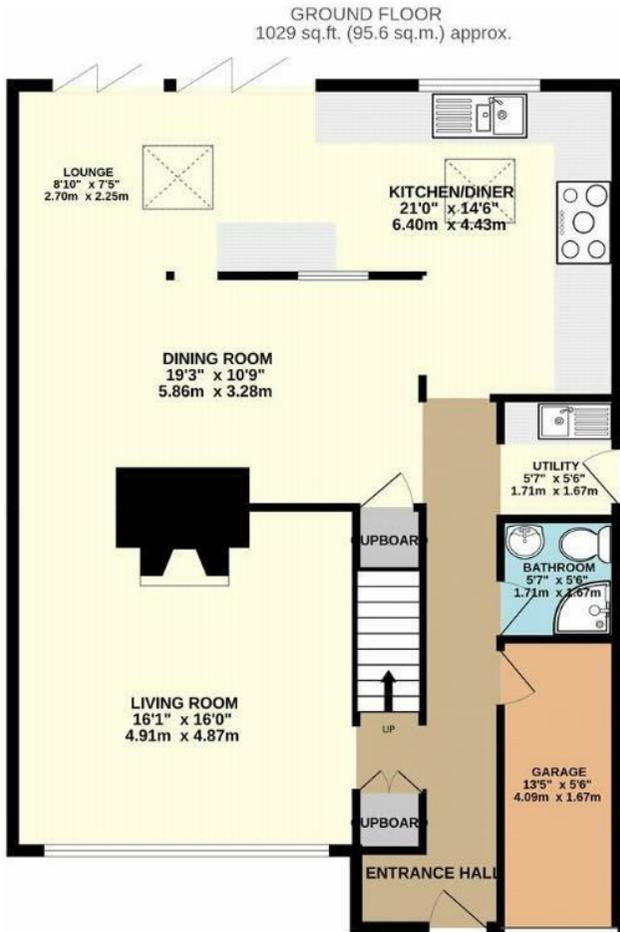
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

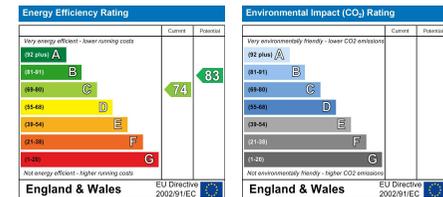
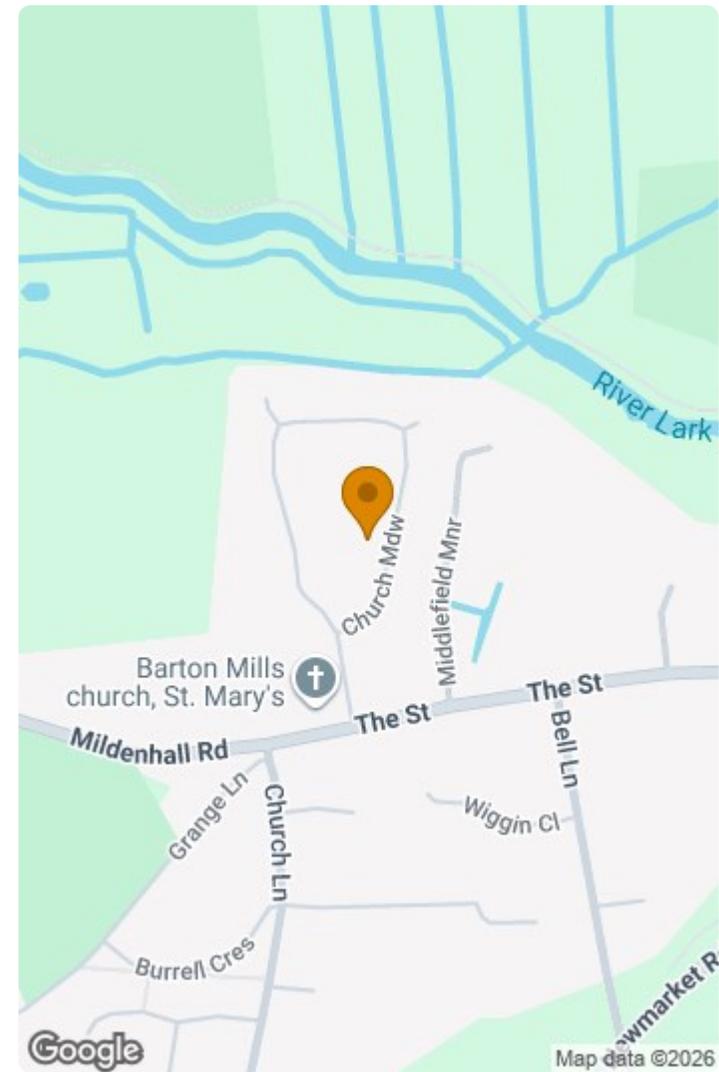
Mobile Signal/Coverage – Ofcom advise likely on all networks

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



**TOTAL FLOOR AREA:** 1775 sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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