



Silver Lodge, Fiveways, Barton Mills, IP28 6AE

CHEFFINS

Silver Lodge

Fiveways, Barton Mills,
IP28 6AE

- Impressive Detached Home
- 3 Reception Rooms
- Open Plan Kitchen/Breakfast Room
- 3 Bedrooms
- Set in approx. 0.61 of an Acre (sts)
- South Facing Rear Garden
- Substantial Versatile Outbuilding
- Potential for Extending & Improving

An impressive detached home set within approximately 0.61 of an acre (sts), ideally positioned with excellent transport links to the nearby A11. Offering in excess of 1,800 sq ft of versatile accommodation, the property features 3 reception rooms, a spacious open plan kitchen/breakfast room, utility room, 3 bedrooms and a family bathroom. Screened from the road by mature trees, the property enjoys a high degree of privacy and seclusion, while the beautiful South facing rear garden benefits from sun throughout the day. A substantial outbuilding provides excellent potential for a variety of uses such as a home office or business premises, subject to the necessary permissions.

3 1 3

Guide Price £595,000





LOCATION

BARTON MILLS is located 9 miles from the famous racing town of Newmarket, 14 miles from Bury St Edmunds and is well situated for the market town of Mildenhall which offers extensive shopping and recreational facilities. The A14/All trunk road provides access to Newmarket, the University City of Cambridge and London via the M11.

ENTRANCE HALL

with 2 double glazed entrance doors, 2 radiators, built-in storage cupboard, stairs leading up to the first floor.

LIVING/FAMILY ROOM

A triple aspect room with a large double glazed bay window to the front, a further large bay window to the side and 2 windows to the rear and 2 windows to the side aspect, a log burning stove with slate hearth, 2 radiators and a double glazed door leading outside.

STUDY

with a radiator, storage cupboard, French doors opening onto the rear garden.

CLOAKROOM

with a low level WC, wall mounted hand wash basin, heated towel rail, tiled walls and flooring, double glazed window to the front aspect.

DINING ROOM

A large dual aspect room with 2 double glazed windows to the front and a further window to the side, 2 radiators.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units and worksurfaces over, 1.5 stainless steel sink, built-in eye level electric oven, 5 ring electric hob with extractor hood over, built-in Hotpoint dishwasher, space for fridge/freezer, tiled flooring, full length radiator, 2 double glazed windows to the rear aspect, French doors opening onto the garden.

UTILITY ROOM

with base and wall mounted units with work surfaces over, space and plumbing for washing machine, tiled flooring.

FIRST FLOOR

LANDING

with a double glazed window to the side aspect, loft access (pull down ladder).

BEDROOM 1

A dual aspect room with double glazed bay window to the side aspect, 2 further windows to the rear aspect, radiator and built-in wardrobes.

BEDROOM 2

A dual aspect room with double glazed bay window to the front aspect, 2 further windows to the side aspect, radiator.

BEDROOM 3

with a full length glazed door, radiator, built-in airing cupboard housing water cylinder, double glazed window to the rear aspect.

FAMILY BATHROOM

with a side panel bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splashbacks, double glazed window to the front aspect.

OUTSIDE

Silver Lodge is set in a wonderful plot of approx. 0.61 of an acre (sts). The South facing garden is mainly laid to lawn with an array of flower beds, mature shrub borders, trees and hedgerows. Adjoining the property is a large patio seating area with steps leading up to a raised decked area with a beautiful canopy

over, a timber built potting shed and a further separate pergola seating area.

To the side of the property is a further raised decked pergola with power and light, currently used as an outside bar & cinema.

There is an additional yard with a large greenhouse and large timber built shed which leads to the detached double garage and is accessed via a 5 bar gate leading to a further driveway to the side of the property. Perfect for business use, subject to the necessary permissions.

The front of the property benefits from a private gated access with a large 'in and out' gravelled driveway. The property is screened by mature trees offering a wealth of privacy and seclusion.

OUTBUILDING/WORKSHOP

A large timber built outbuilding split into 2 sections with power and light.

The store room has a pedestrian door and 2 windows to the rear aspect.

The workshop has a pedestrian door and 2 windows to the side aspect.

Great opportunity to convert to a home office or business premises, subject to the necessary permissions.

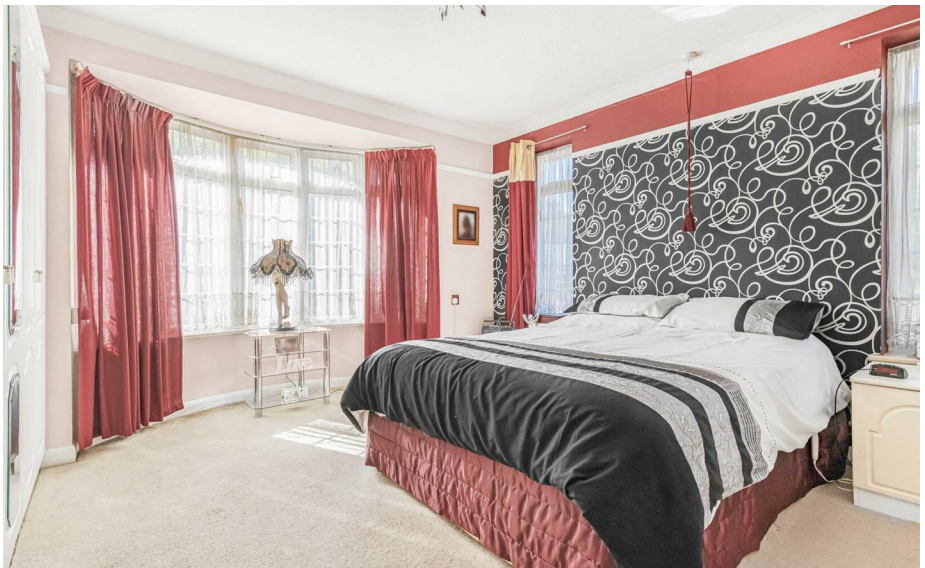
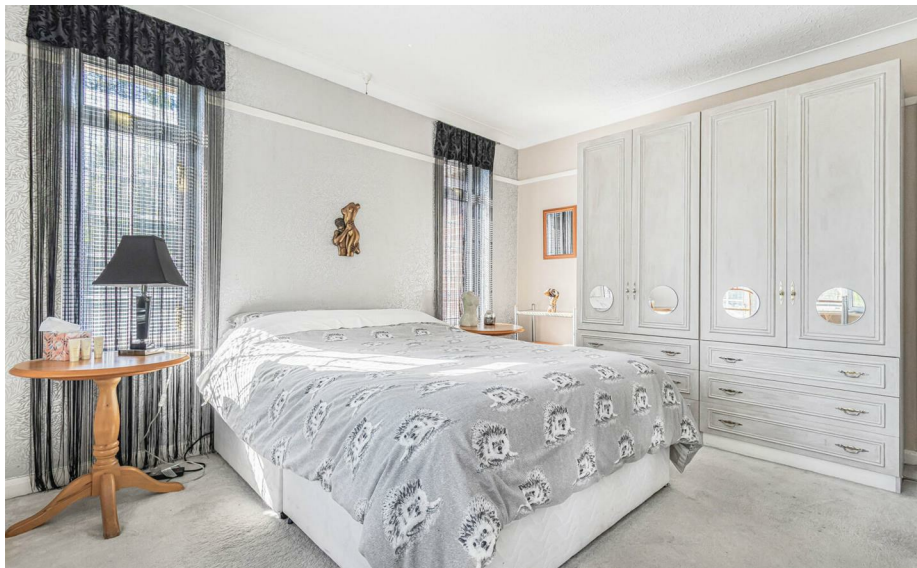
DOUBLE GARAGE

with power and light connected.

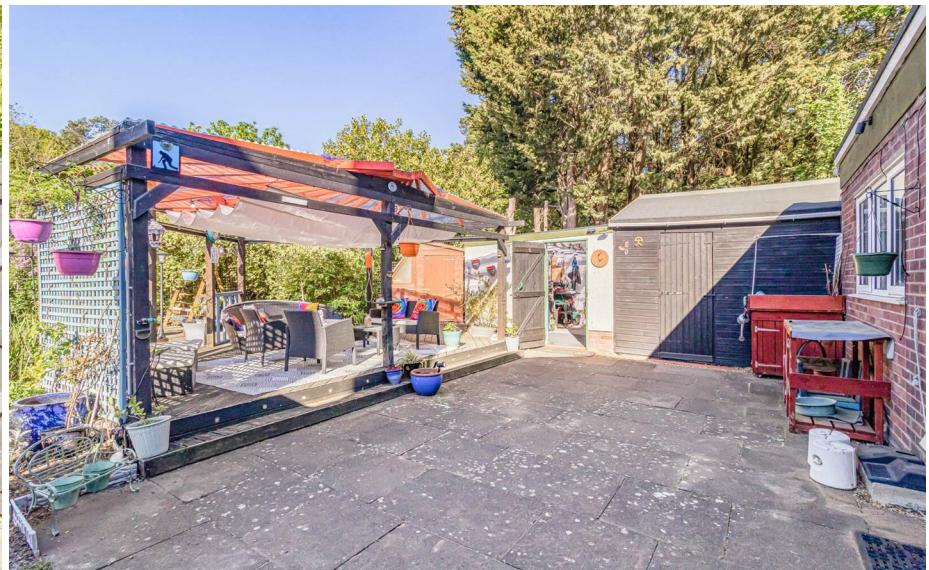
SALES AGENTS NOTES

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



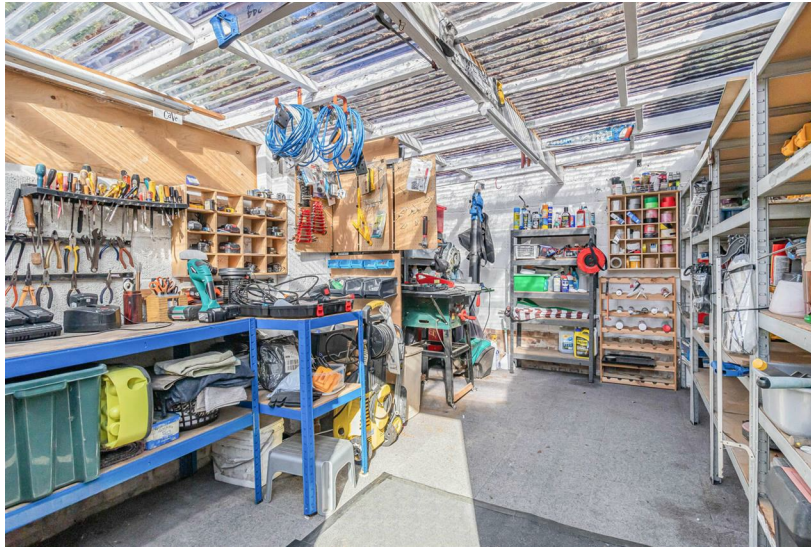








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £595,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk





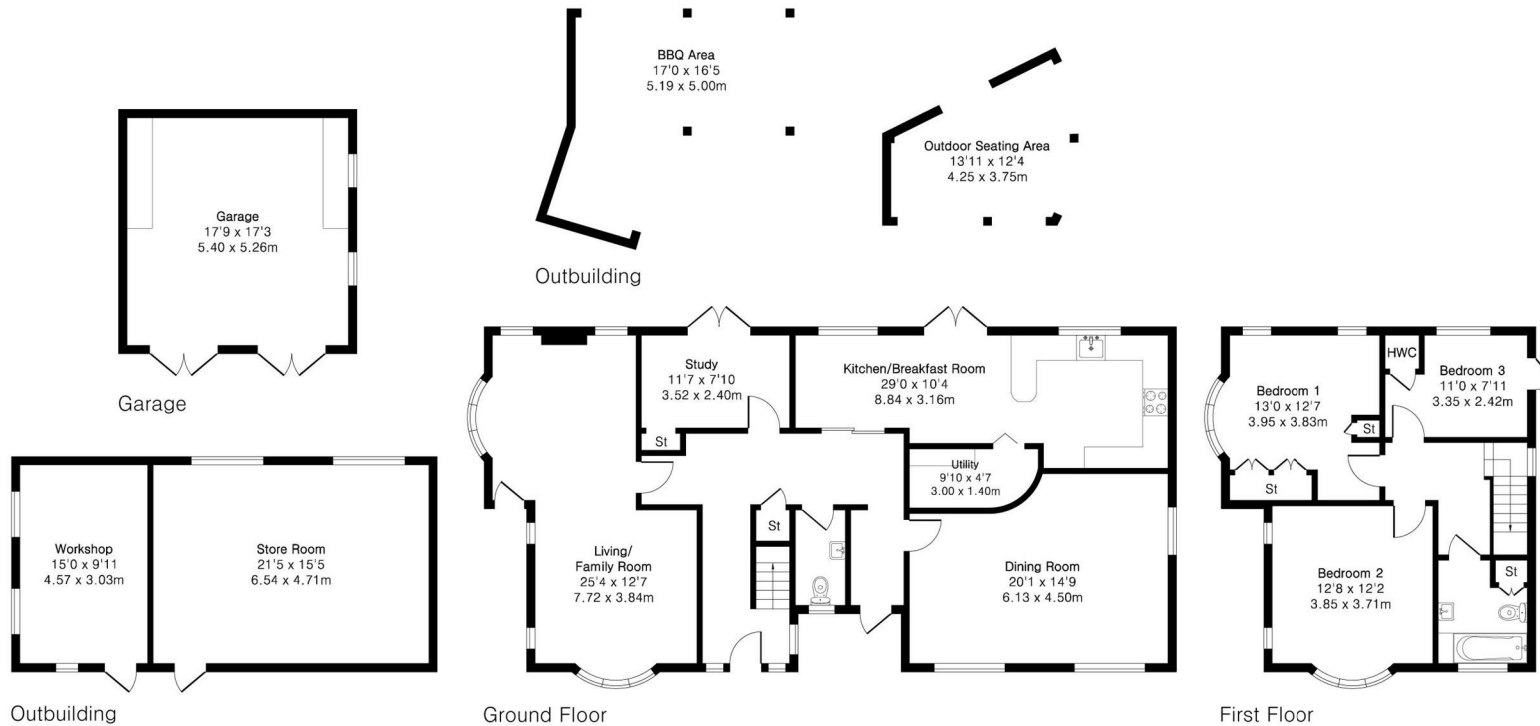
**Approximate Gross Internal Area 1832 sq ft - 170 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1271 sq ft – 118 sq m

First Floor Area 561 sq ft – 52 sq m

Garage Area 305 sq ft – 28 sq m

Outbuilding Area 819 sq ft – 76 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

