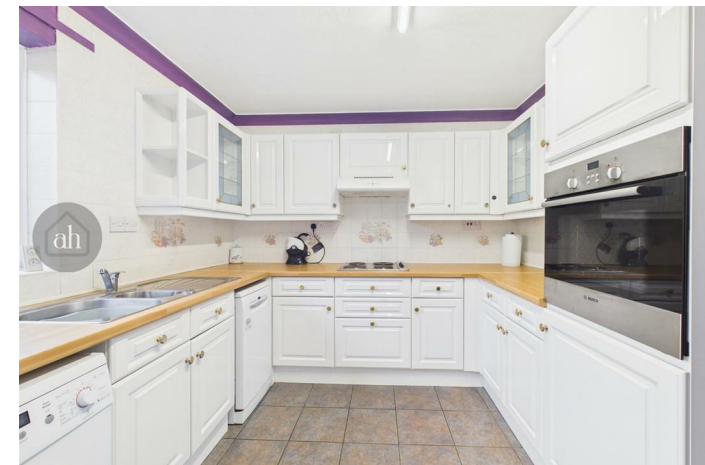




CHURCH GARDENS, BARNINGHAM

IP31 1DE

OIEO £300,000
FREEHOLD

Occupying a peaceful position at the end of a quiet cul-de-sac in the sought-after village of Barningham, this three-bedroom chain-free home enjoys delightful views of the village church. The accommodation comprises an entrance hall, ground floor cloakroom, kitchen, and a spacious sitting/dining room opening into a garden room. Upstairs offers three bedrooms and a family bathroom. The property is clean and tidy throughout, offering buyers an excellent opportunity to update and personalise to their own taste. Outside, there is an enclosed front garden, a driveway providing off-road parking leading to a single garage, and a well-established rear garden. Early viewing is highly recommended to appreciate the setting and potential on offer.

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GHURCH GARDENS

• Chain Free Detached Three Bedroom
Home • Well Appointed Kitchen • Spacious
Sitting Room • Oil Fired Central Heating • Garage
& Driveway Parking • Located In A Established Well
Served Village • Three Good Sized
Bedrooms • Modern Shower Room • Well Kept
Front & Rear Gardens • Step Inside Today With Our
360 Virtual Tour!



Entrance Porch

Brick porch with tiled flooring. Window to side and front. Door to entrance hall.

Entrance Hall

Stairs to the first floor. Under stairs storage and storage cupboard. Window to the porch and radiator.

Cloakroom

WC and wash basin. Electric heater and window to side.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Built in electric oven, hob and extractor hood over. Integrated fridge freezer and space for a washing machine and dishwasher. Boiler and heated towel rail. Window and door to the rear garden.

Sitting Room

Spacious room with a log burner and brick surround. Window to front, sliding doors opening to the conservatory. Radiator.

Conservatory

Overlooking the garden with double doors leading directly onto the patio seating area. Electric radiator and oil radiator.

Landing

Airing cupboard and loft access. Window to front and radiator.

Bedroom 1

Double room with window to rear and radiator.

Bedroom 2

Double room with fitted wardrobes. Window to rear and radiator.

Bedroom 3

Window to front and radiator.

Bathroom

WC and pedestal wash basin. Fully tiled shower cubicle. Window to front and heated towel rail.

Outside

Front Garden

The enclosed front garden is mainly laid to lawn with established shrub borders. A side driveway provides extensive off-road parking and leads to a garage and carport, with further gated access to the rear garden.

Rear Garden

A private, fully enclosed rear garden with a patio seating area and a well kept lawn. Bordered by raised flower beds and screened by mature trees. The garden also includes a storage shed, oil tank and secure gated access to the front of the property.

Garage

Electric door and power connected.

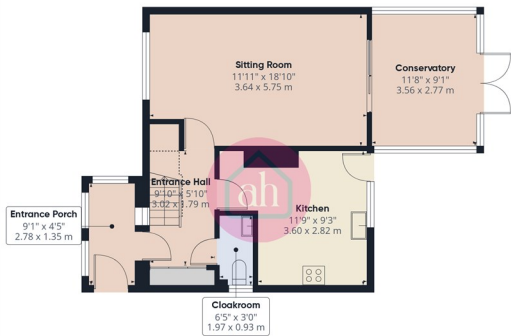
Disclaimer

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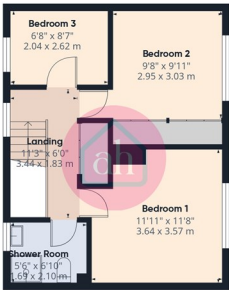


CHURCH GARDENS

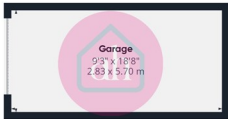




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1183 ft²
109.9 m²

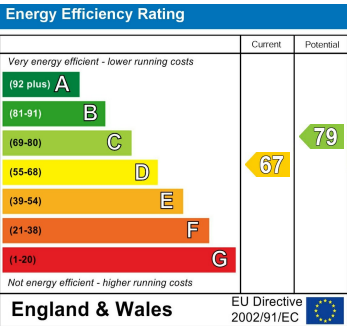
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360



EPC Rating: D Council Tax Band: C

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