



Broom Pin, Bury St. Edmunds, IP28 6NX



## Broom Pin

Higham, Bury St. Edmunds,  
IP28 6NX

- 4 Bedroom detached house
- Rural location
- 2 Bathrooms
- Large enclosed garden
- Driveway parking for several cars
- Oil fired central heating
- Recently re decorated and re carpeted throughout
- Close to A14

A four bedroom detached family home sitting on a large plot offering downstairs living space, 4 well proportioned bedrooms, 2 bathrooms (one on each floor), kitchen with plenty of storage and a large enclosed rear garden. The property is set within generous grounds and has ample off road parking. Council tax band D. EPC Rating E.



£1,700 PCM





## 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.

## BROOM PIN

A charming detached home set within a generous plot, offering a peaceful countryside setting. The property is approached via a spacious gravelled driveway, providing ample off-road parking for multiple vehicles.

## ENTRANCE HALL

with herringbone effect vinyl flooring.

## CLOAKROOM

with WC and window to rear.

## KITCHEN

with fitted kitchen offering a range of modern white wall and base units, wooden work surfaces and tiled splashbacks, stainless steel sink with mixer tap and window to rear. Plumbing for washing machine and electric for freestanding oven.

## BATHROOM

with bath, WC and hand basin, extractor fan and window to side aspect.

## DINING / FAMILY ROOM

with storage cupboard and door leading through to living room.

## LIVING ROOM

with fireplace feature and door leading to rear hallway.

## REAR HALLWAY

with oil fired boiler, rear door and unit on wall with heating programmer.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

with window to front aspect.

### BEDROOM TWO

with window to front aspect.

### BEDROOM THREE

with window to rear aspect.

### BEDROOM FOUR

with window to rear aspect.

### SHOWER ROOM

with shower cubicle, electric shower, WC, hand basin, radiator and patterned flooring.

### OUTSIDE

The property is approached via a spacious gravelled driveway, providing ample off-road parking for multiple vehicles.

There is a generous and well-proportioned rear garden offering excellent potential for keen gardeners. The space features a range of established planting beds, enclosed by fencing, the garden provides a good degree of privacy while enjoying a pleasant open outlook.

There is an outhouse to the rear of the house which is ideal for storage.

## Letting Agents Notes

Deposit - £1961.00

Holding Deposit - £392.00

EPC - E


Council Tax - D

Square Footage -1360.00



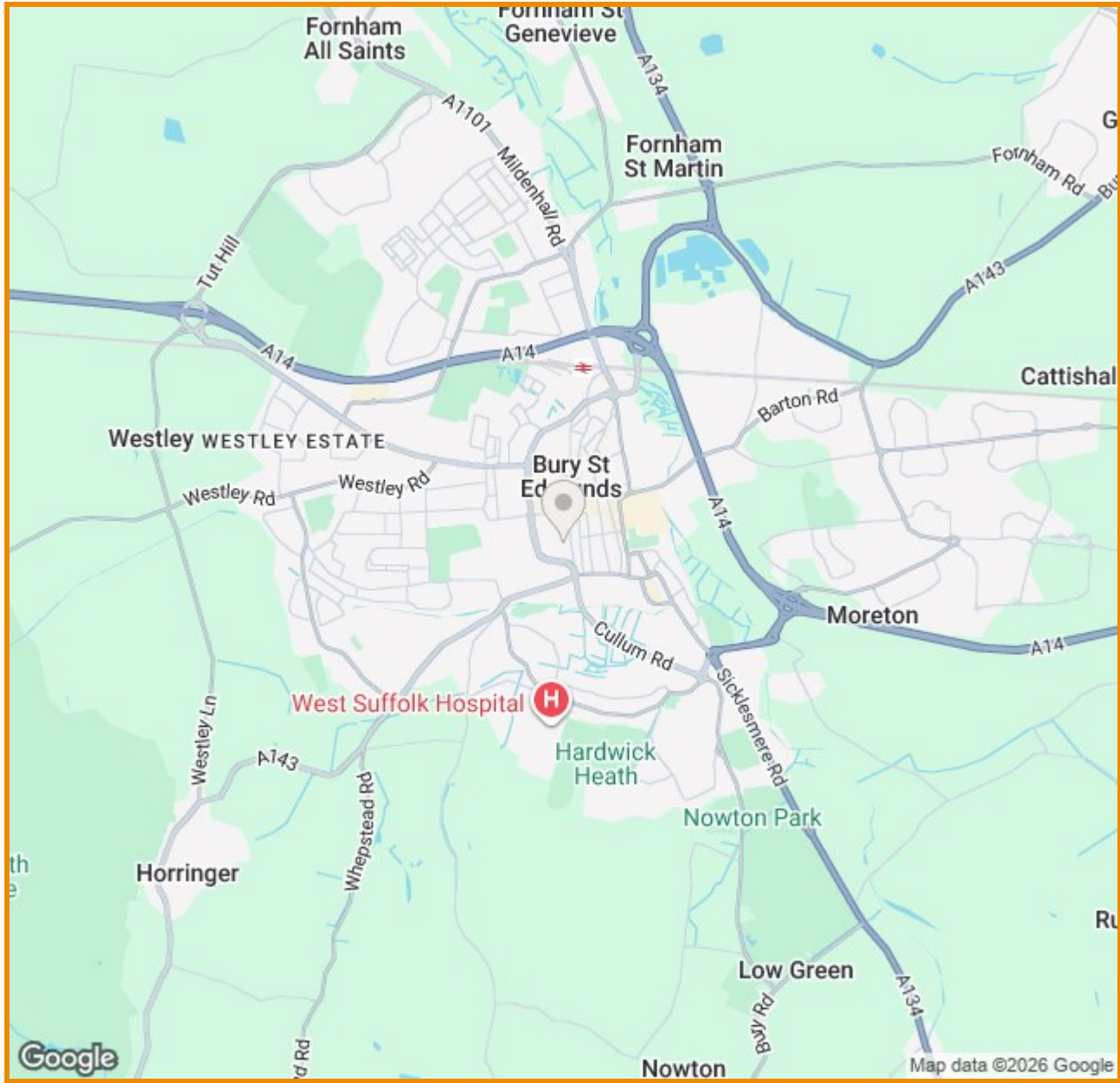




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



£1,700 PCM  
Council Tax Band - D  
Local Authority - West Suffolk

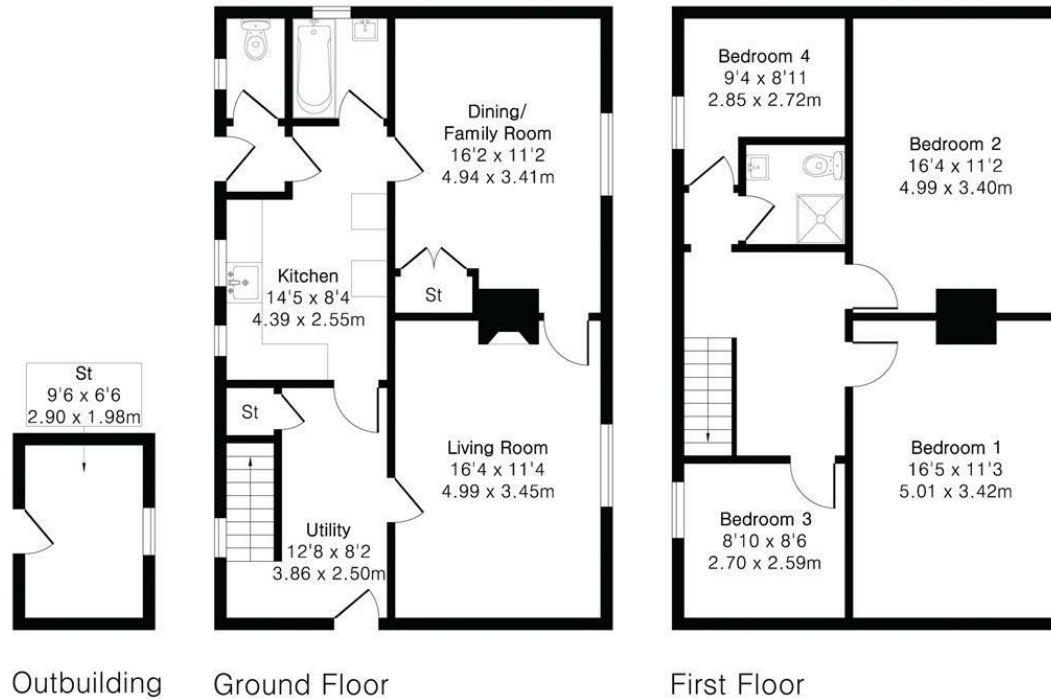


**Approximate Gross Internal Area 1360 sq ft - 126 sq m  
(Excluding Outbuilding)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 680 sq ft – 63 sq m

Outbuilding Area 62 sq ft – 6 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.



**Agents note:**

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

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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.