



Bishops Croft, Barningham, Suffolk, IP31 1BZ

MARK · EWIN
BURY ST EDMUNDS

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A well-presented and spacious detached family home located in the well-served village of Barningham.

The accommodation on the ground floor offers an entrance hall leading to a large sitting room with brick fireplace and wood burner, a family room and open-plan kitchen/dining room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob, dishwasher, wine cooler and water softener under the sink. Further benefits include a useful utility room located off the kitchen along with a cloakroom.

Moving to the first floor, a landing leads to three bedrooms, one benefitting from an ensuite shower room and the other a useful storage space or dressing room. A modern family bathroom completes the accommodation on offer.

Externally, the property offers an enclosed rear garden with two paved patio areas and an undercover decking area with the remainder being laid to lawn. To the side of the property there is a further garden area laid to shingle with raised beds. Parking is offered via a driveway to the front.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Heading into Barningham from the direction of Stanton, turn left at Church Road at the centre of the village, turn right on to Bishops Croft, turn right keeping on Bishops Croft and follow the road to the left and the property can be found towards the end of the road.

Location

Barningham is situated north-east of the historic town of Bury St Edmunds and on the way to Diss. The village of Barningham itself offers village shop, public house, hairdressers, church and primary school.

Accommodation:

Entrance Hall 9' 9" x 6' 11" (2.96m x 2.10m)

Sitting Room 24' 6" x 11' 11" (7.46m x 3.63m)

Family Room 9' 9" x 19' 9" (2.96m x 6.01m)

Kitchen 11' 7" x 15' 10" (3.53m x 4.82m)

Dining Area 12' 1" x 15' 9" (3.68m x 4.81m)

Utility Room 6' 2" x 8' 10" (1.87m x 2.69m)

WC 4' 10" x 7' 4" (1.47m x 2.23m)

Landing 12' 8" x 6' 8" (3.86m x 2.02m)

Bedroom 14' 4" x 17' 10" (4.38m x 5.44m)

Ensuite 5' 11" x 8' 8" (1.80m x 2.63m)

Bedroom 13' 11" x 15' 10" (4.24m x 4.83m)

Bedroom 13' 9" x 12' 7" (4.19m x 3.84m)

Storage/Dressing Area 4' 0" x 10' 0" (1.21m x 3.04m)

Bathroom 6' 10" x 6' 8" (2.08m x 2.02m)

Rear Garden

Off-Road Parking

Additional Information:

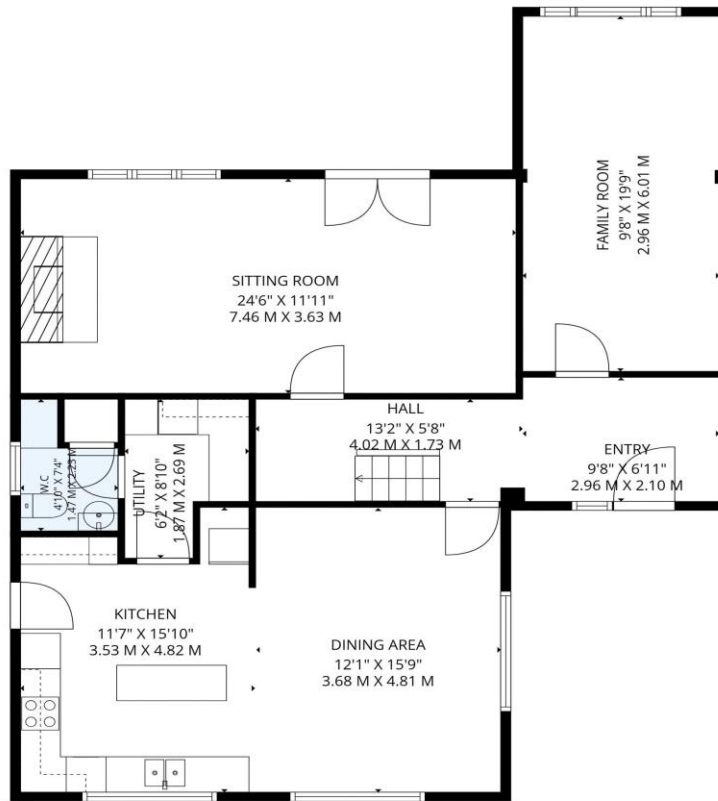
Council Tax Band: D

EPC Rating: E

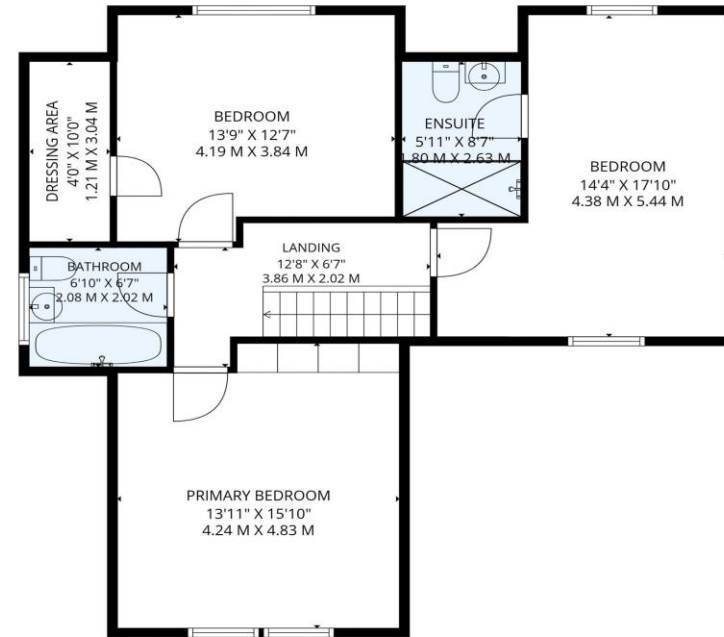
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**Offers Over £475,000
Freehold**





1ST FLOOR



2ND FLOOR

For information only. This floor plan is a guide only. Produced by Utopia.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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