



Church Lane Close, Barton Mills IP28 6AX

welcome to

Church Lane Close, Barton Mills

A semi-detached house situated in a cul-de-sac position within the village of Barton Mills offering well presented accommodation throughout, off road parking and good size rear garden - offered to the market with no onward chain.

Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath, double glazed window to side and doors to:

Lounge

12' 7" x 11' 5" (3.84m x 3.48m)

With radiator, archway storage alcove and double glazed window to front aspect.

Kitchen/Diner

19' 2" x 9' 8" (5.84m x 2.95m)

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset sink and drainer unit with mixer tap over, built in under oven with hob and chimney style extractor over, space for washing machine, integrated fridge/freezer, spot lighting, radiator, double glazed window to rear aspect and door to rear garden.





First Floor Landing

With storage cupboard, loft access and doors to:

Bedroom One

13' x 9' + door recess (3.96m x 2.74m + door recess)

With radiator and double glazed window to front aspect.

Bedroom Two

11' + door recess x 9' 5" (3.35m + door recess x 2.87m)

With radiator and double glazed window to rear aspect.

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

With radiator, storage cupboard and double glazed window to front aspect.

Bathroom

Fitted with a modern suite comprising panel enclosed shower bath with glass shower screen, low level w.c, pedestal wash hand basin with mixer tap, radiator, spot lighting and double glazed window to rear.

Outside

To the front of the property there is a block paved driveway offering off road parking. The rear garden has an initial paved patio area and opens to a mainly lawned garden, fully enclosed with brick built storage at the far end of the garden.



view this property online williamhbrown.co.uk/Property/MDH108673



welcome to

Church Lane Close, Barton Mills

- No Onward Chain
- Semi-Detached House
- Cul-De-Sac Position
- Modern Kitchen & Bathroom
- Off Road Parking

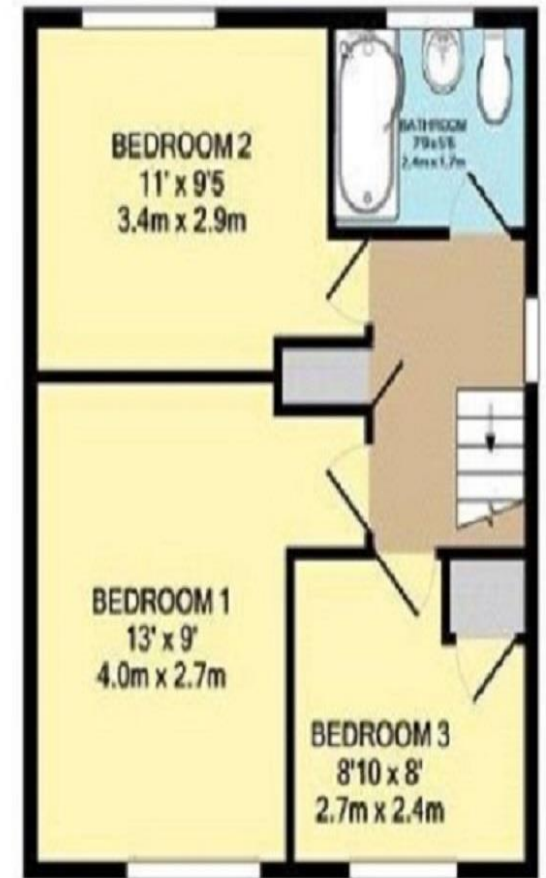
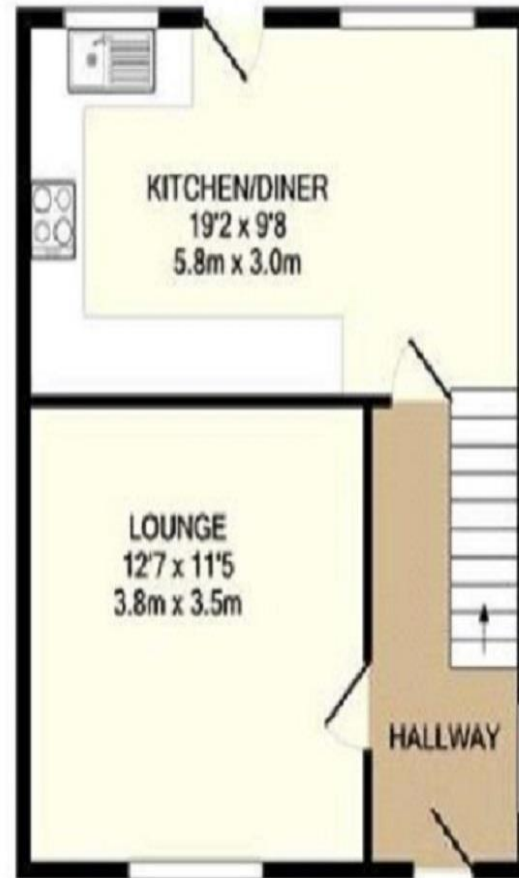
Tenure: Freehold

EPC Rating: C

Council Tax Band: B

guide price

£255,000



view this property online williamhbrown.co.uk/Property/MDH108673



Property Ref:
MDH108673 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk