



Millfield Road, Barningham, Suffolk, IP31 1DY

**MARK · EWIN**  
BURY ST EDMUNDS

## Millfield Road, Barningham, Suffolk, IP31 1DY

A detached bungalow situated in the well-served village of Barningham, offering attractive gardens, off-road parking, a single garage, and the added benefit of No Onward Chain.

The accommodation is well-presented throughout and comprises an entrance hall leading to a spacious sitting room, which flows seamlessly into the dining room. The modern fitted kitchen is equipped with an attractive range of wall and base units, complemented by a built-in hob and eye-level oven. The inner hallway provides access to two generously proportioned bedrooms, one of which benefits from built-in wardrobes, offering useful storage. A contemporary shower room completes the accommodation.

Outside, the property enjoys well-maintained gardens to both the front and rear. The front garden is predominantly laid to lawn with established planted borders, while a driveway provides ample off-road parking and leads to the single garage. To the rear, the delightful, enclosed garden is mainly laid to lawn and features a paved patio area alongside well-stocked flower and shrub borders.

### 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

From Bury St. Edmunds proceed on the A143 continuing through the village of Great Barton, and Ixworth. On reaching Stanton turn left signposted Barningham. Continue to Barningham and turn left just before the village store on to Hopton Road and right into Millfield 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 6' 2" x 7' 11" (1.88m x 2.42m)

Sitting Room 12' 8" x 15' 5" (3.86m x 4.70m)

Dining Room 10' 6" x 9' 1" (3.19m x 2.78m)

Kitchen 8' 0" x 10' 9" (2.43m x 3.27m)

Bedroom 9' 11" x 10' 9" (3.02m x 3.27m)

Bedroom 9' 0" x 13' 10" (2.75m x 4.21m)

Shower Room 4' 8" x 7' 7" (1.43m x 2.31m)

Conservatory 19' 9" x 9' 8" (6.02m x 2.95m)

Rear Garden

Driveway

Garage 7' 10" x 17' 3" (2.40m x 5.27m)

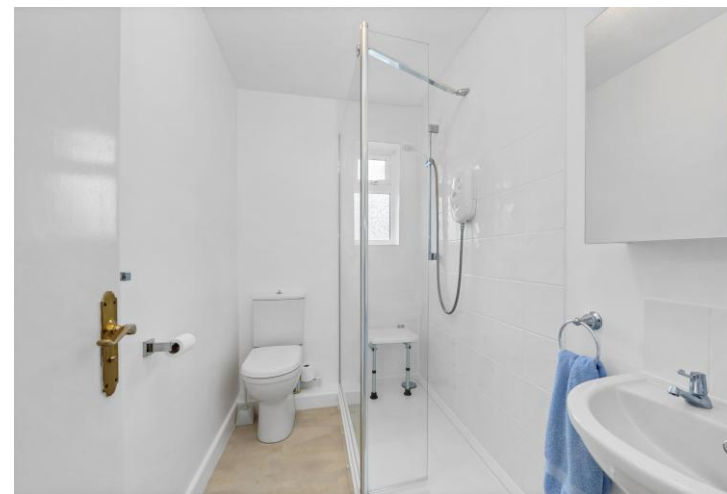
**Additional Information:**

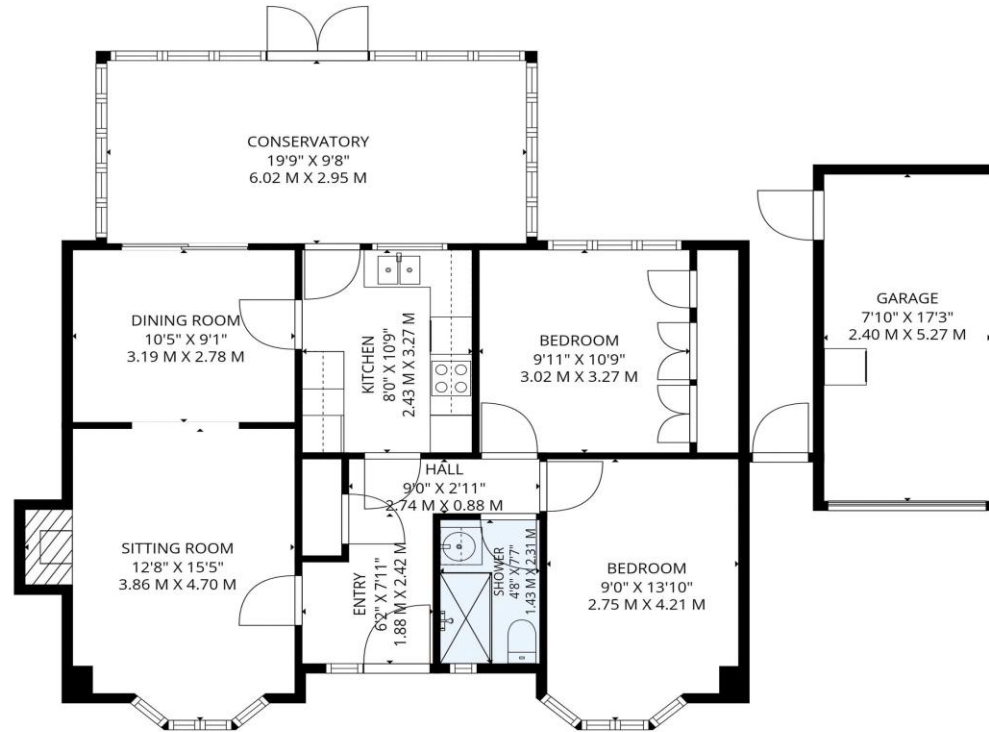
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £290,000  
Freehold**





All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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