



FREEHOLD

House - End Terrace

NEWALL ROAD BARNHAM SUFFOLK IP24 2NW

Offers In Excess Of
£200,000

FEATURES

- End Of Terraced House
- Entrance Hall
- Dining Area
- Family Bathroom
- Field Views
- Three Bedrooms
- 18'7 Sitting Room
- Storage
- Seperate Wc
- Off Road Parking



3 Bedroom House - End Terrace located in Barnham

Welcome to Barnham, Thetford, this delightful end-terrace house offers a perfect blend of comfort and countryside living. Built in 1950, the property spans an impressive 893 square feet and is set within a peaceful development that provides stunning views over the surrounding fields.

Upon entering, you are welcomed by a spacious entrance hall that leads into a well-proportioned L-shaped sitting and dining room, ideal for both relaxation and entertaining. The kitchen, complete with a utility storage room, offers practicality for everyday living. The first floor features three inviting bedrooms, including a principal bedroom, alongside a family bathroom and a separate WC, ensuring ample space for family life.

The exterior of the property truly shines, boasting generous parking facilities and a substantial rear garden that is perfect for families or hosting gatherings with friends. The outdoor space provides a wonderful opportunity to enjoy the fresh air and beautiful surroundings.

Conveniently located just three miles south of Thetford and nine miles north of Bury St Edmunds, this home is well-positioned for those who appreciate the tranquility of the countryside while still being within easy reach of local amenities. With its attractive pricing and desirable features, this property is sure to attract considerable interest. We highly recommend scheduling a viewing soon, as this gem is unlikely to remain on the market for long.

Entrance Hall

Sealed unit double glazed door to entrance, with door leading to sitting room, stairs to first floor, door leading to dining area and door leading to kitchen. Radiator

Sitting Room

18'7 x 9'8

Sealed double unit window to the front with French doors leading out to garden, L shaped room leading onto dining area, radiator.

Dining Area

7'7x 7'3

Area for table and chairs, door to the hall.

Kitchen

11'3 x 7'5

Sealed unit double glazed window to side, storage cupboard, tiled flooring, range of wall mounted and base units, roll edge worktop surfaces, tiled splashback, stainless steel sink with mixer tap, extractor fan with space for oven, space for fridge freezer, plumbing for washing machine, radiator.

Utility Room

7'6 x 4'

Sealed unit double glazed door leading to garden, fitted cupboard with boiler in.

First Floor Landing

Access to loft, airing cupboard, leading to bedrooms and family bathroom, radiator

Principle Bedroom

12'6 x 10'10

Sealed unit double glazed window to front, fitted wardrobe , radiator

Bedroom Two

10'9 x 9'10

Sealed unit double glazed window to the front, fitted wardrobe, radiator

Bedroom Three

9'1 x 7'7

Sealed unit double glazed window to the rear overlooking garden and the fields, radiator

Family Bathroom

Sealed unit double glazed window to the side, panelled bath with mixer shower tap, partly tiled walls, pedestal wash hand basin, extractor fan, radiator.

WC

Sealed unit double glazed window to the rear, WC

Outside

Single driveway with on road parking, no permit required with non allocated parking bays. Mainly laid to shingle. Views of fields to rear, mainly laid to lawn, patio area, shed, enclosed by fence, outside tap, oil tank and side access with gate.

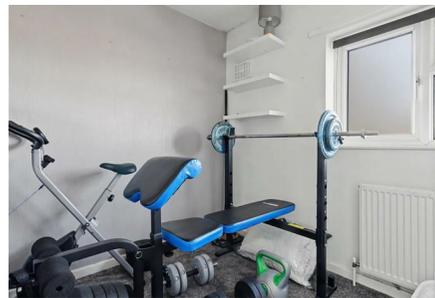
Agents Note

Please note there is a maintenance charge of £340.48 for Landscaping





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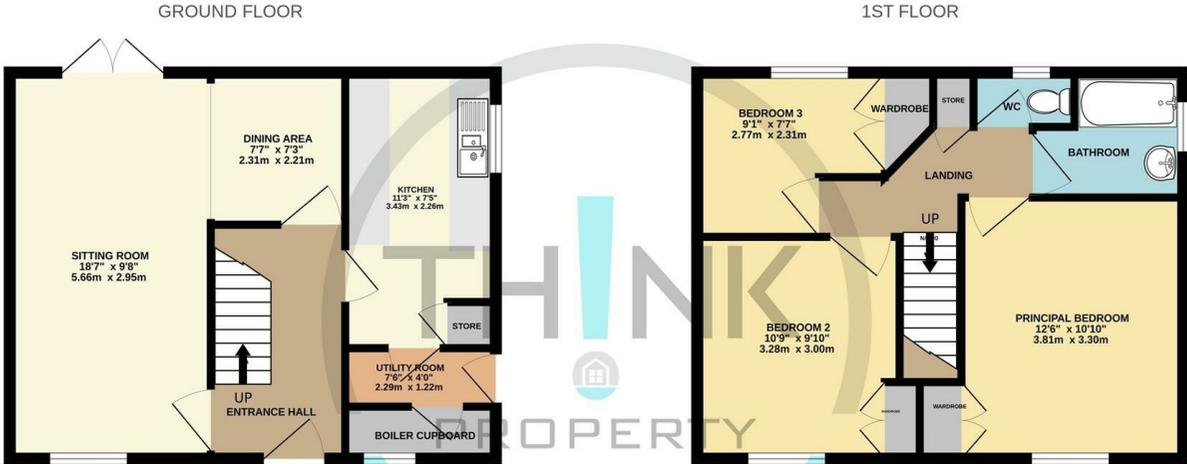
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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

