

Millfield Road, Barningham, Bury St. Edmunds, Suffolk, IP31 1DX

MARK·EWIN
BURY ST EDMUNDS

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A well-presented, two-bedroom, detached, bungalow located in the popular village of Barningham.

The property comprises of an entrance hall, kitchen, sitting room, and delightful pitched extension with skylights. The extension adds a snug and dining area with bi-fold doors leading to the rear garden. Finally, the bathroom, cloakroom and two bedrooms complete the accommodation on offer.

Outside, the driveway provides for additional off road parking leading to the single garage. The remainder of the front garden is laid to lawn. The rear garden is enclosed by fencing, being mainly laid to lawn with a paved patio are.

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.)

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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. Follow the round round and the property will be found in front of you.

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

Bedroom One 10' 0'' x 12' 3'' (3.06m x 3.73m)

Bedroom Two 8' 8'' x 11' 5'' (2.64m x 3.48m)

Kitchen 7' 6'' x 9' 0'' (2.29m x 2.74m)

Sitting Room 20' 6'' x 13' 7'' (6.26m x 4.13m)

Dining Area 8' 8'' x 8' 7'' (2.63m x 2.62m)

Snug 10' 9'' x 8' 7'' (3.28m x 2.62m)

Hall 3' 6'' x 10' 2'' (1.07m x 3.09m)

Cloakroom 3' 6'' x 6' 10'' (1.07m x 2.08m)

Garage 8' 2'' x 16' 10'' (2.48m x 5.14m)

Additional Information:

Council Tax Band: C
EPC Rating: TBC
Tenure: Freehold

Offers Over £350,000
Freehold

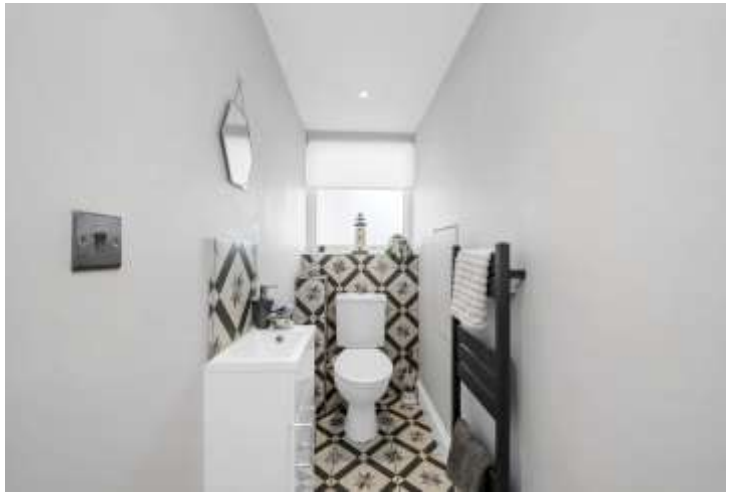


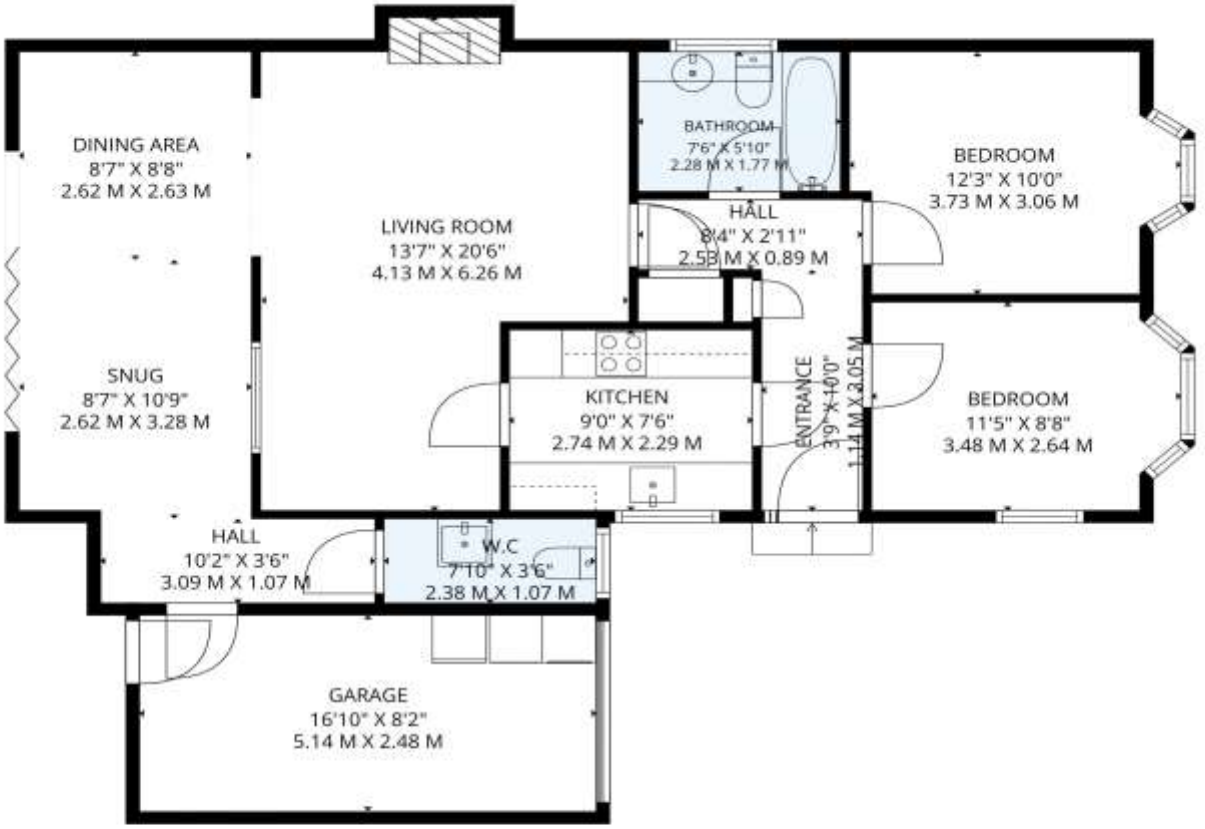












All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dopp.

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 byer 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

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman