



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

MARK · EWIN
BURY ST EDMUNDS

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Barningham,
Bury St. Edmunds,
Suffolk, IP31 1DY

Offered for sale with the added advantage of No Onward Chain, this three-bedroom detached bungalow is nestled within the charming village of Barningham.

Upon entering, you'll find an inviting entrance hall equipped with practical storage cupboards, a convenient cloakroom, and a cosy sitting room with a fireplace focal point and French doors opening to the private rear garden. The well-appointed kitchen breakfast room boasts an array of wall and base units, alongside ample space for a washing machine, dishwasher, fridge freezer and cooker, the cooker space having an extractor hood. The bathroom offers both a bath and a shower for your convenience, while the three bedrooms complete the accommodation on offer.

Outside, the property benefits from a driveway providing for additional off-road parking leading to the detached garage, fitted with power and light. The front garden having hedged boundaries and provides gated access to the rear garden. The rear garden itself boasts a paved patio area, mature plantings, and an area laid to lawn.



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. The property will be located on the right-hand side.

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 has a village shop, public house, church and primary school.

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Accommodation:

Hallway 3' 7" x 20' 8" (1.1m x 6.3m)

Cloakroom 3' 7" x 4' 7" (1.1m x 1.4m)

Sitting Room 14' 6" x 13' 1" (4.41m x 4m)

Kitchen 9' 10" x 14' 5" (3m x 4.4m)

Bathroom 5' 3" x 10' 10" (1.6m x 3.3m)

Bedroom One 14' 9" x 8' 10" (4.5m x 2.7m)

Bedroom Two 8' 6" x 11' 2" (2.6m x 3.41m)

Bedroom Three 13' 5" x 7' 7" (4.1m x 2.3m)

Outside

Garage

Front & Rear Gardens

Additional Information:

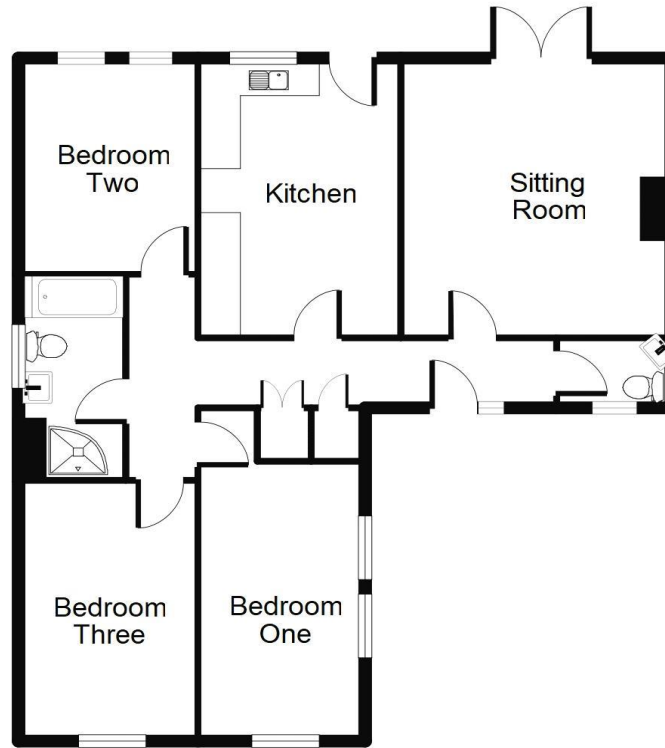
Council Tax Band: D

EPC Rating: E

Tenure: Freehold



Offers Over £300,000
Freehold



For identification only - Not to scale
(c) Visual Floor Planner

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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