



Salmond Drive, Barnham, Thetford, Norfolk, IP24 2NL

MARK · EWIN
BURY ST EDMUNDS

Salmond Drive,
Barnham, Thetford,
Norfolk, IP24 2NL

Located in the village of Barnham is this three-bedroom detached house offering well-presented accommodation, with the added advantage of a cloakroom, en-suite and a family bathroom, along with off road parking and gardens.

The location affords rapid access to Thetford, being just five miles away, with its large offering of facilities, alternatively, Bury St Edmunds is 10 miles away equally with its offering of shopping, recreational and educational facilities.

The property offers a welcoming entrance hall with a conveniently placed cloakroom. There is a kitchen dining room offering a range of wall and base level units complete with built-in oven and hob and plenty of space for a dining room table and chairs. The property offers a good-size sitting room with French doors opening to the rear garden and the room offers a useful under stairs cupboard.

On the first floor, the property provides three bedrooms, with the principal bedroom benefitting from an en-suite, and the family bathroom, with shower over the bath, completes the accommodation on offer.

Outside, the property benefits from a driveway offering off road parking, with the front garden being laid to lawn with side access gate to the rear garden. The rear garden offers a paved patio area with the remainder being laid to lawn with raised beds, the garden also offers a good-size shed/outbuilding.



Directions

Travelling north along the A134 towards Thetford, travel in to the village of Barnham, turn right on to The Street, follow this road passing the Church, Salmond Drive will be found on your left.

Location

The quaint village of Barnham with its street scene of period properties benefits from Primary School, Church and thriving Village Hall. Facilities can be found at nearby Thetford being only 5 miles distant, whilst further facilities can be found in Bury St Edmunds being 9 miles to the South.

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Accommodation:

Entrance Hall

Cloakroom 7' 5" x 2' 11" (2.27m x 0.88m)

Kitchen Dining Room 10' 0" x 13' 8" (3.05m x 4.17m)

Sitting Room 20' 1" x 10' 4" (6.13m x 3.14m)

First Floor Landing

Bedroom One 9' 11" x 9' 3" (3.02m x 2.81m)

En-Suite 4' 2" x 7' 11" (1.27m x 2.41m)

Bedroom Two 9' 11" x 10' 4" (3.02m x 3.15m)

Bedroom Three 7' 7" x 9' 2" (2.32m x 2.8m reducing to 1.95m)

Bathroom 7' 8" x 6' 5" (2.33m x 1.96m)

Outside

Front & Rear Gardens

Outbuilding 16' 1" x 9' 9" (4.91m x 2.97m)

Additional Information:

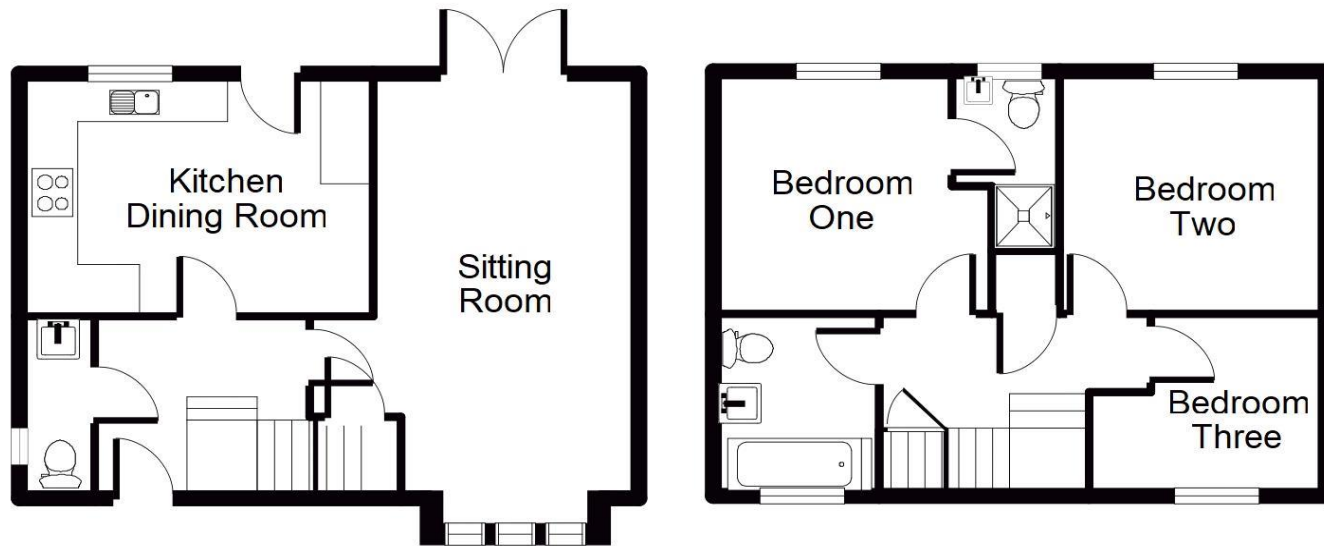
Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Offers Over £260,000
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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