



14 Church Gardens, Barningham, Bury St. Edmunds, Suffolk, IP31 1DE

MUCH MORE THAN MEETS THE EYE! – Sometimes the only way to fully appreciate a property is to take a look inside – and that is certainly the case with this extended detached family home.

Occupying a pleasant cul de sac setting with open views to the rear, this surprisingly spacious house has been substantially extended on the ground floor to include a home office/5th bedroom with en suite facility.

- Extended and much improved detached house
- Occupying a lovely setting, close to the village centre
- Hall, cloakroom, sitting room, kitchen, dining room, utility
- 4 bedrooms plus further ground floor bedroom/office with en suite
- Refitted bathroom. Oil fired central heating, upvc sealed unit glazing
- Double garage, ample parking, established gardens. Open views

Guide Price £325,000





General Information

The property is situated close to the centre of this pleasant Suffolk village, which features a shop/post office, primary school, public house and church. The well served village of Ixworth is located approximately 5 miles away and the historic market town of Bury St Edmunds is approximately 13 miles away. The thriving and picturesque market town of Diss, with its main line rail link to London, is just 11 miles to the North.

We loved everything about this house and are confident you will too. In addition to being extended the house has also been well maintained and thoughtfully modernised – making it perfect for family living.

On the ground floor: The entrance hall with refitted cloakroom off, gives access to the large sitting room which has an open fire. The kitchen and dining room are now open plan providing an excellent family space. The kitchen includes a range of fitted units and worktop surfaces. There is an integrated fridge freezer, oven, hob and hood. The dining room includes patio doors to the gardens and a connecting door to the utility.

The utility room houses the oil fired boiler and has a further door to the outside and a connecting door to the garage. Finally, the home office/bedroom 5 has an adjoining en suite shower room. Looking at the total space of the double garage, utility and bedroom, it is easy to see how this area could easily be adapted to provide a self-contained annexe facility (if required and subject of course to consent).

On the first floor: A spacious landing area gives access to 3 double bedrooms and a further single bedroom. The bathroom has been attractively refitted and is of a good size.

Outside

The front gardens are planted with a variety of shrubs and include a driveway providing ample parking and access to the double garage. A side access leads to the enclosed rear gardens, which afford an excellent degree of privacy and seclusion and back onto an area of paddock/farmland. Laid mainly to lawn the gardens are planted with mature shrubs and trees and include a patio area and ornamental pond.

Directions

From Bury St. Edmunds proceed on the A143 Diss Road. Continue through Great Barton, and by-pass Ixworth. On reaching Stanton turn left signposted Barningham. Continue to Barningham and turn left, by the shop/post office at the crossroads. Follow the road for a short distance and turn left into Church Gardens. The bungalow can be found on the left as indicated by our for sale board.

Entrance Hall

Cloakroom

Sitting Room 18'10 x 11'11 (5.74m x 3.63m)

Kitchen 10'10 x 8'10 (3.30m x 2.69m)

Dining Room 10'10 x 9'10 (3.30m x 3.00m)

Utility 12'10 x 5'9 (3.91m x 1.75m)

Home Office /Bed 5 9'6 x 9'5 (2.90m x 2.87m)

En Suite Shower Room

Bedroom 1 11'6 x 10'11 (3.51m x 3.33m)

Bedroom 2 11'6 x 9'10 (3.51m x 3.00m)

Bedroom 3 11'6 x 8'8 (3.51m x 2.64m)

Bedroom 4 9'6 max x 6'11 (2.90m max x 2.11m)

Bathroom 8'8 x 6'9 (2.64m x 2.06m)

Double Garage 15'11 x 15'0 (4.85m x 4.57m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



