Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

2 Hepworth Road, Barningham, Bury St. Edmunds, IP31 1BP

FEELS LIKE HOME – Sometimes, you can step inside a property and immediately feel comfortable and relaxed, and that is certainly the case with this much loved, semi detached home.

Occupying a pleasant non estate village setting, this exceptionally well maintained house has been extended to the rear, making it a little larger than you might expect. This CHAIN-FREE house includes large established gardens, a garage and ample parking.

- Extended and much improved semi detached house
- Occupying a popular and well served village location
- Spacious sitting/dining room, kitchen, large utility
- 3 Bedrooms, bathroom, oil fired heating, uPVC glazing
- Large garage, extensive parking and generous gardens
- NO UPWARD CHAIN – Early viewing highly recommended

Guide Price £335,000

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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. The house has NO UPWARD CHAIN, so it could be yours to live in very soon!

On the ground floor: The entrance hall gives access to the bathroom and kitchen. The bathroom has been refitted with a classic white suite with contemporary tiling. The kitchen provides ample cupboards and worktop surfaces alongside ample appliance space. There is an integrated fridge and a built-in oven, hob and cooker hood.

Leading off the kitchen, is a very spacious utility room which includes more cupboards and worktops, further appliance space and an oil fired boiler serving the central heating. A door leads into the gardens.

The sitting/dining room has a dual aspect and is of a very generous size. There is a feature fireplace and lots of space for a good sized dining table.

On the first floor: The landing area leads to all 3 bedrooms.

Outside
The property is set back well from the road with the front gardens being laid mainly to lawn and bordered by hedging. A gravelled driveway leads up to the large single garage. The rear gardens enjoy a good degree of privacy and are bordered by mature hedging and trees, they are laid extensively to lawn and include a large patio area.

COUNCIL TAX- BAND B

Directions
From Bury St. Edmunds proceed on the A143 Diss Road. Continue through Great Barton and bypass Ixworth. On reaching Stanton turn left signposted Barningham. On reaching Barningham turn right at the crossroads (by the village store) into Hepworth Road. The property can be seen almost immediately on the left, as marked by our for sale board.

Entrance Hall

Sitting Room 15'10 x 11'11 (4.83m x 3.63m)

Dining Room 11'1 x 10'0 (3.38m x 3.05m)

Kitchen 9'10 x 9'5 (3.00m x 2.87m)

Utility 12'4 x 9'0 (3.76m x 2.74m)

Bathroom 5'11 x 5'6 (1.80m x 1.68m)

First Floor

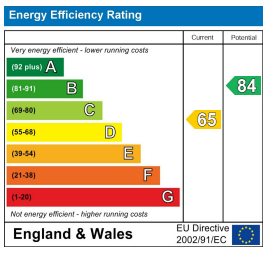
Bedroom 1 15'10 x 9'5 (4.83m x 2.87m)

Bedroom 2 12'2 x 7'10 (3.71m x 2.39m)

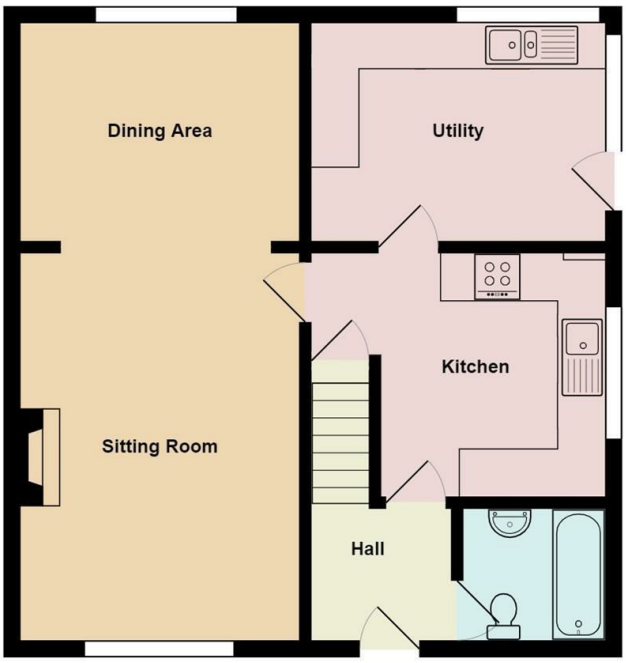
Bedroom 3 8'11 x 7'10 (2.72m x 2.39m)

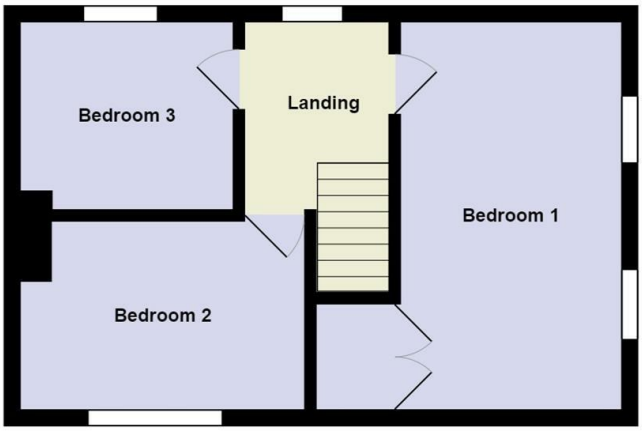
Gardens

Garage



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.


Dining Area
Utility
Kitchen
Sitting Room
Hall


Bedroom 3
Landing
Bedroom 1
Bedroom 2

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