MOLYNEUX
ESTATE AGENTS



Church Lane

, IP28

Price £325,000

3 1 2 C





Church Lane

, Barton Mills, IP28

Price £325,000







Description

This extended, family home occupies a private location within the sought-after village of Barton Mills and offers spacious and versatile accommodation which is exceptionally well presented throughout.

Downstairs the property offers ample living accommodation across two reception rooms which includes a generous sized lounge with dual aspect windows, allowing natural light to flood inside the primary living area.

There is a modern cloakroom comprising W.C, wash hand basin and wall mounted gas boiler, whilst the downstairs accommodation is concluded by a stunning, contemporary L-shaped kitchen. The extended kitchen is fully fitted with a range of wall and base level units, sink unit and draining board, inset induction hob with extractor hood fitted over, integrated cooker plus a window overlooking the garden and a door leading outside.

Upstairs the property benefits from three well-proportioned, double bedrooms, including a quadruple wardrobe within the primary bedroom as well as impressive views over the village green.

The spacious family bathroom concludes the internal accommodation and comprises W.C, wash hand basin and bath with electric shower fitted over.

Outside, the property includes a garage with private driveway off street parking space in front as well as front and rear gardens. The front garden is predominantly laid to lawn with a central concrete pathway leading to the front door, plus side access gate into the rear garden which includes a patio area for seating and entertaining, useful storage shed, personal door access into the garage and a rear gate providing access to the driveway.

The property is located within walking distance of Barton Mills village green, and a short distance (approx 0.8 miles) from the historic Bull Inn & Pub, a charming village inn, bursting with character, which dates back to the 16th Century!

Barton Mills also provides excellent access to the A11 dual carriageway which allows for convenient travel to Newmarket, Cambridge and London as well as Norwich in the other direction.

Measurements

Cloakroom W.C - 5'00" x 4'8"

Lounge - 18'11" max x 12'8" max

Dining/ Family Room - 13'3" x 9'8"

Kitchen - 18'6" max (5'11" min) x 10'7" max (6'9" min)

Bedroom - 12'6" x 10'5"

Bedroom - 12'6" x 8'3"

Bedroom - 10'5" x 7'8"

Family Bathroom - 9'11" x 4'11"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





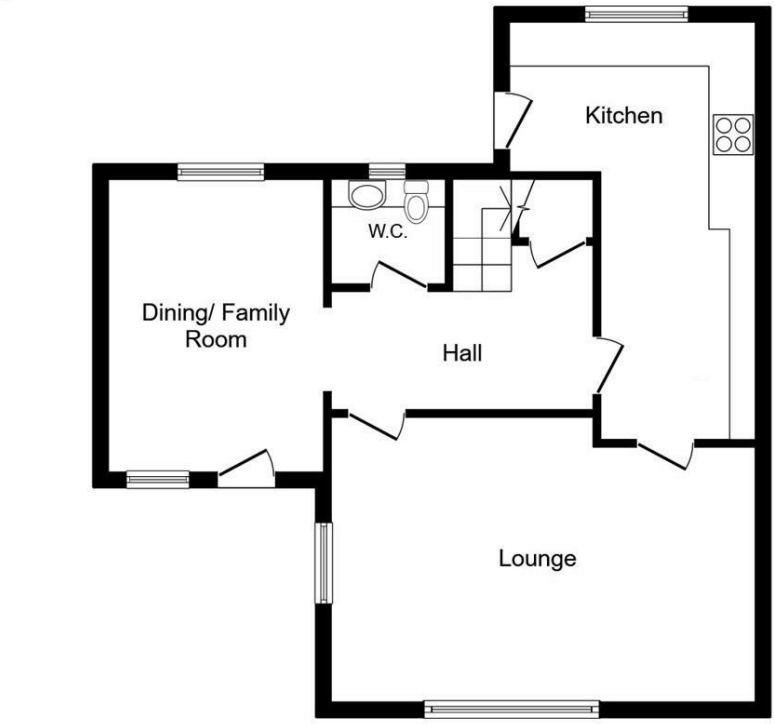




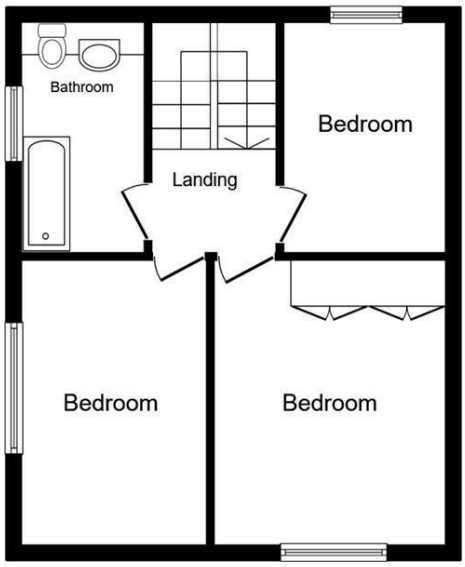








Ground Floor

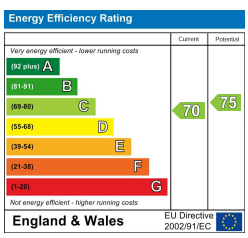


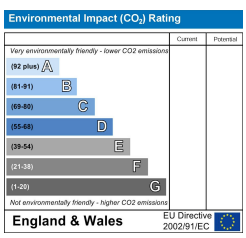
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**