



Broom Pin, Bury St. Edmunds, IP28 6NX

**CHEFFINS**



## Broom Pin

Higham, Bury St. Edmunds,  
IP28 6NX

A well presented extended 3 bedroom semi-detached cottage delightfully situated in a rural location overlooking fields. The property benefits from an attractive sitting room with an open fireplace, a large open plan kitchen/breakfast room and oil fired central heating. Additional features include 3 bedrooms and a bathroom on the first floor, a ground floor shower room and a large garden. EPC Rating E, Council Tax Band: B.

### LOCATION

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

3 bedrooms 3 bathrooms 3 bedrooms 3 bedrooms

£950 Per Month







## ENTRANCE PORCH

with half glazed entrance door.

## HALLWAY

with further glazed door, stairs leading to first floor, open plan with;

## SITTING ROOM

with open fireplace with brick hearth and surround, 2 built-in cupboards, laminate flooring, radiator, window to front aspect.

## KITCHEN/DINING ROOM

with a stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and tiled splashbacks, space and plumbing for dishwasher, space for freestanding oven with extractor hood over, radiator, windows to front, side and rear aspects.

## FAMILY ROOM

open plan with kitchen with oil fired central heating boiler, under stair storage cupboard, radiator, window to rear aspect.

## REAR LOBBY

with half glazed door leading to outside.

## SHOWER ROOM

with tiled shower cubicle, deep ceramic sink, low level WC, space and plumbing for washing machine, 2 radiators, windows to side and rear aspects.

## FIRST FLOOR LANDING

### BEDROOM 1

with recess with shelving, radiator, window to front aspect.

### BEDROOM 2

with double built-in wardrobe, radiator, windows to side and rear aspects.

### BEDROOM 3

with airing cupboard, radiator, window to rear aspect.

### BEDROOM 4

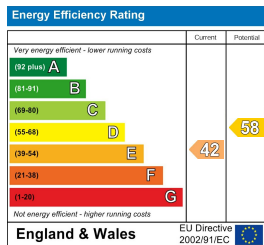
with built-in cupboard, laminate flooring, radiator, window to front aspect.

## BATHROOM

with bath with shower over, pedestal hand basin, low level WC, tiled splashbacks, tiled flooring, radiator, window to rear aspect.

## OUTSIDE

The property is approached via an unmade track leading to 3 properties. To the front of the property is off-road parking and a garden laid to lawn. A further side and rear garden is laid to lawn with a brick store shed.



£950 Per Month  
Council Tax Band -  
Local Authority -

**Agents note:**  
For more information on this property please refer to the Material Information Brochure on our website.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

