



Lower Green, Bury St. Edmunds, IP28 6NJ

CHEFFINS

Lower Green

Higham, Bury St. Edmunds,
IP28 6NJ

 4
  2
  1

£1,500 PCM

- Barn Conversion
- 4 Double Bedrooms
- Open Plan Ground Floor Accommodation
- Fitted Kitchen & Utility Room
- Oil Central Heating
- Garden
- Carport & Parking

A substantial 4 bedroom barn conversion delightfully situated in a semi-rural location between Newmarket and Bury St Edmunds. The property is well presented and benefits from a large open plan living area and kitchen, a ground floor bedroom with an ensuite bathroom, and 3 further double bedrooms and a bathroom on the first floor. Additional features include a ground floor utility room and cloakroom, oil fired central heating, a garden and a carport with parking. EPC: C, Council Tax Band: F. Available mid November 2023.





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.

ENTRANCE HALL

with entrance door, tiled flooring, stairs leading to first floor, radiator.

LIVING ROOM

with exposed timbers, understair storage cupboard, 3 radiators, window to front aspect, 2 pairs of French doors leading to front garden.

KITCHEN/DINING ROOM

with 1.5 bowl stainless steel sink unit and drainer with mixer tap, range of base and wall mounted units, worktops and tiled splashbacks, integrated stainless steel oven and grill with 4 ring ceramic hob and stainless steel extractor hood over, wall mounted oil fired central heating boiler, tiled flooring, radiator, recessed ceiling lighting, pair of French doors leading to rear garden.

UTILITY ROOM

with stainless steel sink unit and drainer with mixer tap, range of fitted base units, worktops and tiled splashbacks, plumbing for washing machine.

CLOAKROOM

with low level WC, hand basin, tiled splashbacks, tiled flooring, radiator, extractor fan, window to front aspect.

BEDROOM 4/STUDY

with radiator, pair of French doors to rear aspect.

ENSUITE BATHROOM

with bath, tiled shower cubicle, pedestal hand basin, low level WC, part tiled walls, tiled flooring, ladder style heated towel rail, recessed ceiling lighting, extractor fan.

FIRST FLOOR LANDING

with Velux window to rear aspect, Eaves storage cupboard, access to roof space.

BEDROOM 1

with exposed timbers, 2 radiators, airing cupboard with cylinder, 2 windows to front and 1 window to rear aspect.

BEDROOM 2

with exposed beams, radiator, 3 windows to front aspect.

BEDROOM 3

with exposed beams, radiator, 3 windows to front aspect.

BATHROOM

with bath, tiled shower cubicle, pedestal hand basin, low level WC, ladder style heated towel rail, part tiled walls and tiled flooring, recessed ceiling spotlights, extractor fan, Velux window to rear aspect.

OUTSIDE

Enclosed front garden laid to lawn with entrance gate, patio area, carport with off-road parking.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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		

£1,500 PCM
 Council Tax Band - F
 Local Authority - West Suffolk



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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.