



Middle Green, Bury St. Edmunds, IP28 6NY

CHEFFINS

Middle Green

Higham, Bury St. Edmunds,
IP28 6NY

- Minimum 12 Month Tenancy
- Individual New Build Detached House
- 4 Bedrooms – 2 Ensuite
- Air Source Heating
- Large Gardens
- Driveway and Double Carport
- Wired for CAT6 Ethernet
- Available Now

A stunning new build house located in the picturesque hamlet of Higham. The property boasts 4 bedrooms (2 with ensuite), two reception rooms and a spacious kitchen/breakfast room with bi-fold doors to garden. Additional features include a cloakroom, utility room, air source heating, a double garage and large gardens. Available now. EPC: B, Council Tax: TBC

4 3 2

£3,500 PCM





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 tiled floor, understairs storage cupboard. boiler room, further double storage cupboard.

LIVING ROOM

18'6" x 18'2"

with fireplace with multi-fuel burner, bi-fold doors, windows to front and side, recessed ceiling spotlights.

SNUG/OFFICE

13'11" x 10'0"

with windows to front and side, recessed ceiling spotlights.

KITCHEN / BREAKFAST ROOM

23'9" x 17'3"

with bi-fold doors, double bowl sink unit with mixer tap, worktops, range of base and wall mounted units, integrated dishwasher, 5 ring electric range oven, space for fridge/freezer, part tiled walls, tiled floor, centre island unit with storage, windows to side and rear, recessed ceiling spotlights.

UTILITY ROOM

8'9" x 7'8"

with stainless steel sink with mixer tap, space and plumbing for washing machine, range of base and wall mounted units, worktops, recessed ceiling spotlights. window to rear.

CLOAKROOM

with low level wc and pedestal handbasin.

FIRST FLOOR

LANDING

with lined cupboard, double storage cupboard, windows to front and side aspect.

BEDROOM 1

18'6" x 18'2"

with a range of fitted wardrobes and shelving, further walk in wardrobe, 2 radiators, windows to front and rear.

ENSUITE SHOWER ROOM

with double sink unit with mixer taps in vanity unit, low level wc, pedestal handbasin, heated towel rail, enclosed shower cubicle.

BEDROOM 2

17'4" x 13'6"

with range of built in wardrobes, radiator, window to rear.

ENSUITE SHOWER ROOM

with pedestal basin, low level wc, heated towel rail, enclosed shower cubicle, window to rear.

BEDROOM 3

15'10" x 11'8"

with built in wardrobe, radiator, windows to front and side.

BEDROOM 4

13'6" x 9'10"

with radiator, window to rear aspect.

FAMILY BATHROOM

with panelled bath with taps, low level wc, pedestal handbasin, heated towel rail, tiled floor, enclosed shower cubicle.

OUTSIDE

The front of the property is approached by a driveway with parking for several cars.

REAR GARDEN with 2 paved patio areas and will be laid to lawn (landscaping to be completed)

DOUBLE GARAGE with light and power.

LETTING AGENTS NOTES

Deposit - £4038.00

Holding Deposit - £807.00

EPC - B

Council Tax - awaiting the Council Tax Band from developer or local authority

Square Footage - 2583.34

Parking - Driveway and double carport

Electric Supply - Mains

Water Supply - Mains

Sewerage - Septic tank

Heating source - Air source pump and multi fuel burner

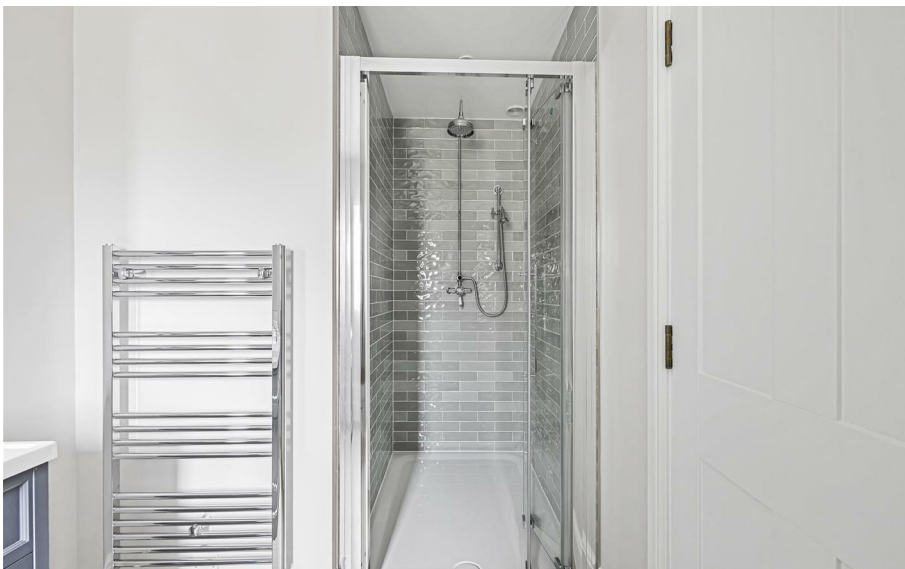
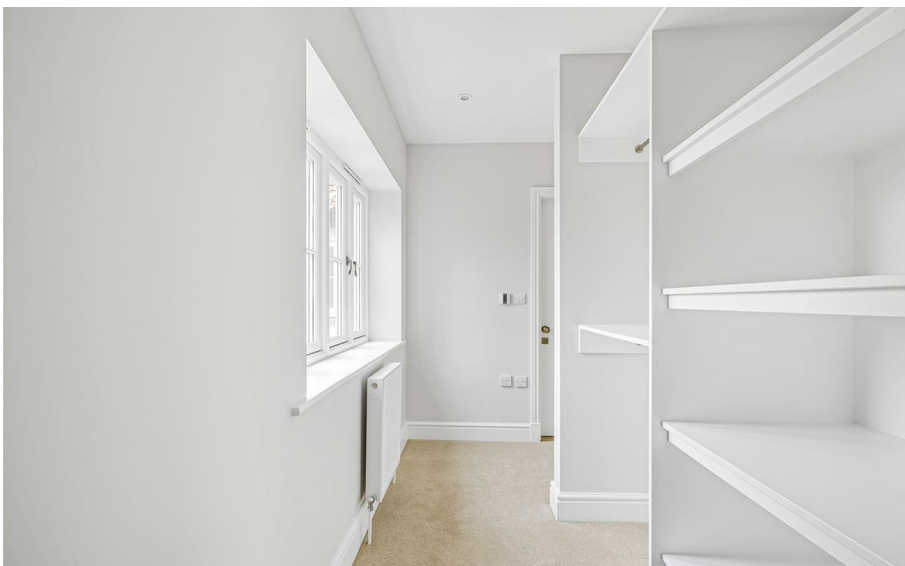
Broadband Connected - Yes

Mobile Signal/Coverage - Good

Flood risk - No

Coal field / Mining area - No











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£3,500 PCM

Council Tax Band – New Build

Local Authority – West Suffolk

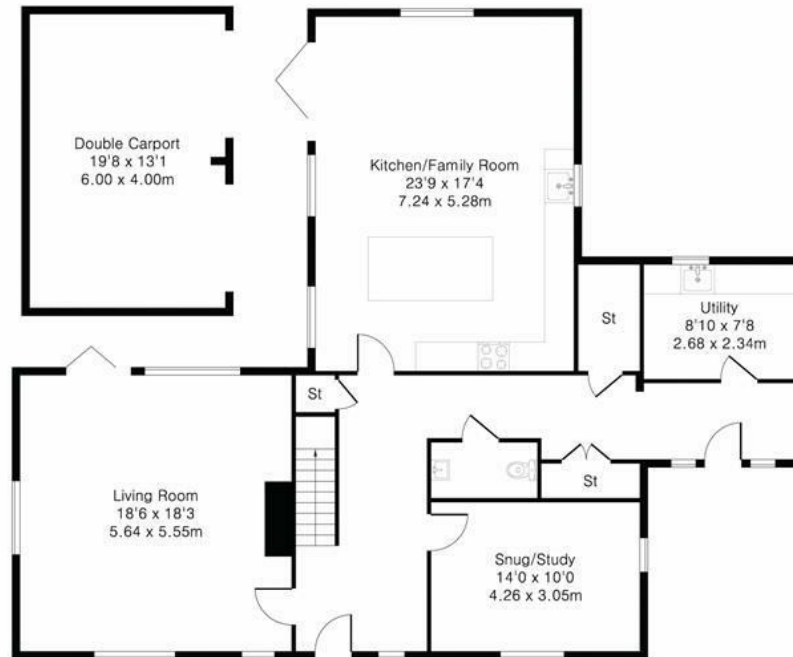




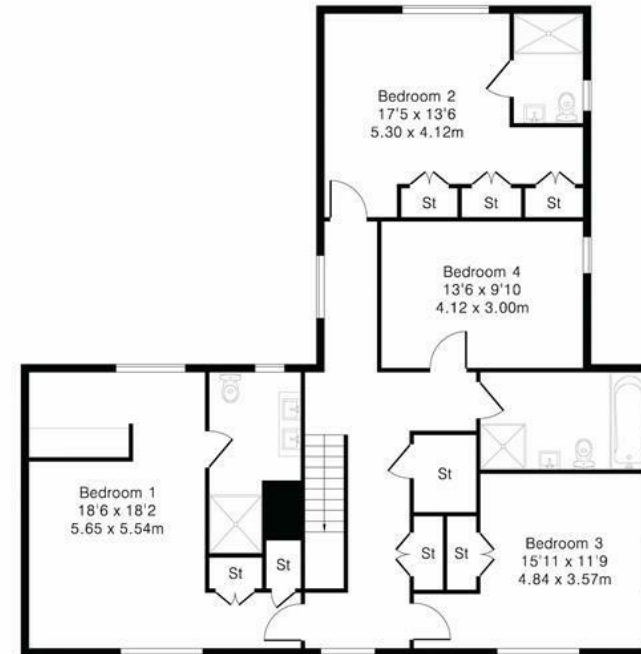
Approximate Gross Internal Area 2537 sq ft - 235 sq m

Ground Floor Area 1353 sq ft – 125 sq m

First Floor Area 1184 sq ft – 110 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





2 Black Bear Court, Newmarket, Suffolk, CB8 9AF
01638 663228 | newmarket.lettings@cheffins.co.uk | 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.