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## The Hay Barn Lower Green, Higham, Bury St. Edmunds, Suffolk, IP28 6NJ

A substantial 3 bedroom semi-detached barn conversion standing in a delightful semi-rural setting with excellent access to the A14 Bury St Edmunds to Newmarket Road. The property benefits from an open plan kitchen, dining and living space, a utility room, cloakroom and 3 double bedrooms and a bathroom on the first floor. Additional features include a carport, off-road parking and gardens. Available March 2022. EPC Rating D.

# £1,500 PCM

- Semi-Detached Barn Conversion
- Open Plan Living/Kitchen Area
- 3 Double Bedrooms
- 1st Floor Bathroom
- Ground Floor Shower Room/WC
- Carport
- Gardens
- Oil Central Heating
- Delightful Semi-Rural Location
- Council Tax Band E

*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.*



## ACCOMMODATION with approximate room sizes

**ENTRANCE HALL**  
with entrance door, tiled flooring.

**SITTING ROOM**  
15'6" x 15'11" (22'9" max) (4.73 x 4.86 (6.95 max) )  
open plan with hallway with stairs leading to first floor, 2 radiators, window to front aspect, pair of French doors leading to front garden.





## KITCHEN/DINING ROOM

19'6" x 16'9" (max) (5.95 x 5.13 (max) )

open plan with hallway 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, integrated fridge and freezer, integrated dishwasher, recessed ceiling lighting, tiled flooring, window to side aspect.

## STUDY

15'6" x 10'2" (17'1" max) (4.73 x 3.10 (5.23 max))

with radiator, 2 windows to rear aspect, pair of French doors leading to the rear.



## UTILITY ROOM

7'7" x 5'2" (2.32 x 1.58)

with stainless steel sink unit and drainer with mixer tap, fitted base units, worktops and tiled splash backs, space and plumbing for washing machine, tiled flooring, oil fired central heating boiler, radiator, extractor fan, window to front aspect.





**SHOWER ROOM/WC**  
with low level WC, tiled shower cubicle, hand basin, tiled splashbacks, part tiled walls, tiled flooring, ladder style heated towel rail, extractor fan.

**FIRST FLOOR LANDING**  
with exposed beams, built-in cupboard, access to roof space.

**BEDROOM 1**  
16'4" x 15'5" (5.00 x 4.72)  
with exposed beams, airing cupboard with cylinder immersion, radiator, 3 windows to front aspect.

**BEDROOM 2**  
16'7" x 16'4" (5.08 x 5.00)  
with exposed beams, built-in cupboard, radiator, 3 windows to front aspect.

**BEDROOM 3**  
16'0" x 10'0" (4.90 x 3.06)  
with exposed beams, radiator, window to front aspect.



## BATHROOM

with bath, tiled shower cubicle, pedestal hand basin, low level WC, exposed timbers, part tied walls, tiled flooring, recessed ceiling lighting, extractor fan, window to side aspect.

## OUTSIDE

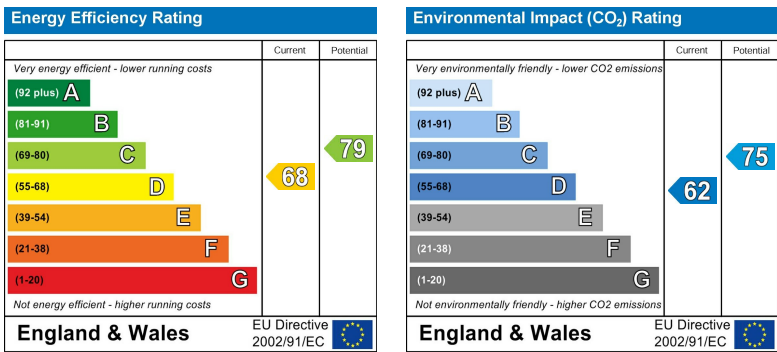
Enclosed front garden laid to lawn with entrance gate, patio area, carport with off-road parking.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.