

The Street, Barton Mills, IP28 6AA

CHEFFINS

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Guide Price £475,000

- Well Presented Detached Bungalow
- 3 Bedrooms
- Kitchen/Breakfast Room & Utility Room
- Large Gated Driveway
- Private Rear Garden
- NO CHAIN



A spacious and characterful detached bungalow extending to approximately 1,300 sq ft, peacefully situated in a quiet village location, yet within easy reach of major road links and a wider range of amenities. The property is offered with NO CHAIN and benefits from ample off-road parking for multiple vehicles and enjoys delightful well-established gardens with a large storage shed and purpose built bar.









LOCATION

BARTON MILLS is located 9 miles from the famous racing town of Newmarket, 14 miles from Bury St Edmunds and is well situated for the market town of Mildenhall which offers extensive shopping and recreational facilities. The A14/All trunk road provides access to Newmarket, the University City of Cambridge and London via the M11.

ENTRANCE HALL
A generous hallway with entrance door and tiled flooring.

LIVING ROOM
A dual aspect reception room with windows to the front and side aspect, fireplace with electric stove, built-in shelving, oak flooring.

KITCHEN/BREAKFAST ROOM
A stylish and comprehensively fitted kitchen comprising a range of wall and base units under solid oak worktop, inset sink, eye level double oven, 4 ring electric hob with extractor hood over, integrated microwave and dishwasher, bin drawer, space for freestanding fridge/freezer, plenty of space for dining table and chairs, tiled flooring, 2 windows to the side aspect.

UTILITY ROOM
with a range of base units under worktop with butler sink inset, space and plumbing for washing machine and tumble dryer, window to the rear aspect and stable door leading out to the garden.

CLOAKROOM
Housing the boiler with a low level WC and window to the rear aspect.

BEDROOM 1
A spacious double bedroom with window to the side aspect.

Walk-in wardrobe area with a range of fitted drawers and hanging rails.

ENSUITE SHOWER ROOM
Comprising a tiled walk-in shower cubicle, vanity wash hand basin, low level WC, heated towel rail, extensively tiled, window to the rear aspect.

BEDROOM 2
A further spacious double bedroom with window to the side aspect.

BEDROOM 3
A generous dual aspect room with windows to the front and side aspects.

BATHROOM
with a panelled bath with shower attachment, separate tiled shower cubicle, vanity wash hand basin, low level WC, heated towel rail, part tiled walls and flooring, window to the side aspect.

OUTSIDE
The property is approached via a pair of 5 bar gates which open onto an extensive block paved driveway, providing parking and turning for multiple vehicles with a picket fence to the front boundary. The front gardens feature several mature trees and an area of traditional lawn.

To the side is a further gravel parking area and lawned section with a gate into the rear gardens which feature a paved dining terrace and a lawned area with mature flower beds and trees. Further benefiting from a large storage shed, a purpose built bar area and raised decked seating area.

SALES AGENTS NOTES
Please note the property is located in a conservation area and TPO's are in place.

For more information on this property, please refer to the Material Information Brochure on our website.



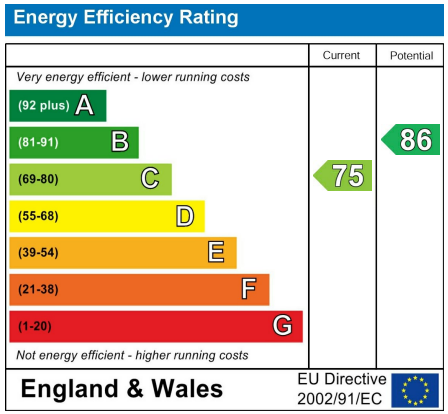




















Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

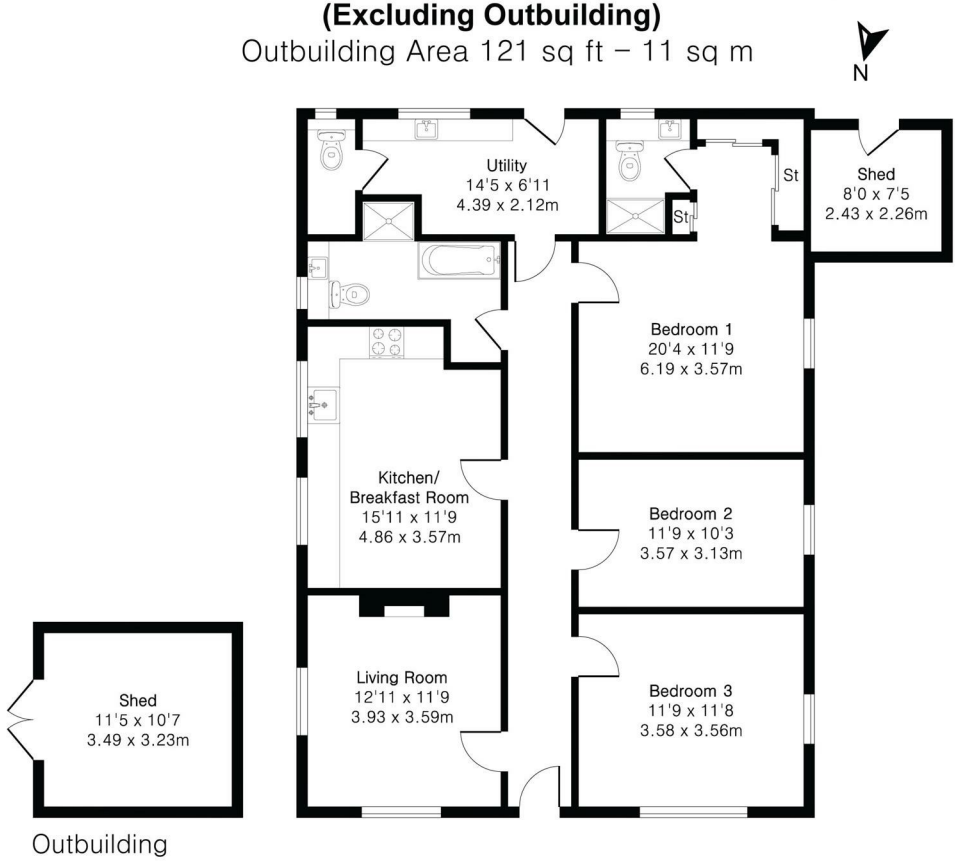


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Approximate Gross Internal Area 1328 sq ft - 123 sq m
(Excluding Outbuilding)
Outbuilding Area 121 sq ft – 11 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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