Newmarket Road, Barton Mills, IP28 6AQ

CHEFFINS

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Newmarket Road

Barton Mills,
IP28 6AQ

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Guide Price £375,000

- Detached Cottage
- 3 Reception Rooms
- 3 Double Bedrooms
- Bathroom & First Floor Shower Room
- Enclosed Garden & Driveway
- Convenient Access to Bury St Edmunds & A14

A charming unlisted period cottage retaining many original character features, with the added benefit of a modern extension. The accommodation comprises 2 reception rooms and a study, a kitchen and utility room, 3 double bedrooms, a ground floor bathroom and a first floor shower room. Additional features include a good sized private garden and a large enclosed driveway providing parking for multiple vehicles. Viewing is Essential.

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
with entrance door, stairs leading up to the first floor.

DINING ROOM
A dual aspect room with windows to the front and rear aspects with an original Inglenook feature fireplace with inset beam and brick hearth, exposed brick flooring and exposed beams to ceiling, radiator.

KITCHEN
with a range of wall and base mounted cupboards, tiled splashbacks, stainless steel sink and drainer, Range cooker, integrated microwave, space and plumbing for a slimline dishwasher, radiator and window to the front aspect.

LIVING ROOM
A dual aspect room with 2 windows to the front aspect and French doors to the garden, 2 radiators, further staircase up to the first floor.

STUDY
A spacious dual aspect room with a radiator.

UTILITY ROOM
with a radiator, space and plumbing for a washing machine and tumble dryer.

BATHROOM
with a concealed cistern low level WC, 'P' shaped bath with shower and glass screen, tiled walls and flooring, radiator, window to the rear.

FIRST FLOOR

LANDING
Accessed from the living room staircase with a built-in double wardrobe.

BEDROOM 1
A double bedroom with built-in wardrobe, access to loft space, radiator and window to the side aspect.

BEDROOM 2
A double bedroom with a built-in wardrobe, access to loft space, radiator and window to the front aspect.

LANDING
Accessed from the entrance hall staircase.

BEDROOM 3
A double bedroom with built-in wardrobe and window to the front aspect.

SHOWER ROOM
with a low level WC, vanity hand wash basin, walk-in shower cubicle, heated towel rail, tiled flooring and Velux window.

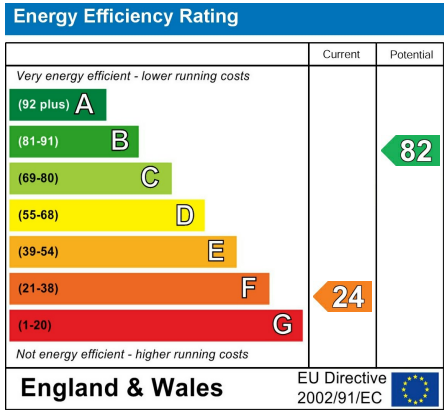
OUTSIDE
To the rear of the property is a good sized garden mainly laid to lawn with flower and shrub borders, trees and hedgerow and a wrap around patio seating area.

To the side is a large gravelled driveway providing private parking for various vehicles enclosed by timber fencing with double gated access. A fenced area housing the LPG tank.

SUMMER HOUSE
Timber built summer house with windows.

SALES AGENTS NOTES
Please note the property is of clunch, brick and block construction with a part thatched roof.

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



Guide Price £375,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

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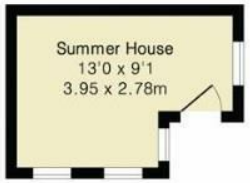
Approximate Gross Internal Area 1397 sq ft - 131 sq m

Ground Floor Area 749 sq ft – 70 sq m
First Floor Area 545 sq ft – 51 sq m
Outbuilding Area 103 sq ft – 10 sq m

First Floor

Ground Floor



Outbuilding

PINK PLAN

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.

Certified Property Measurer

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

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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