

Summary

A rare opportunity to purchase this immaculate & unique Grade II listed two bedroom end of terraced property. This beautiful home is part of an impressive mill conversion in the popular village of Barningham with walled garden, garage & parking! The property internally boasts, kitchen/breakfast room, first floor lounge, bathroom, master bedroom suite with ensuite W/C. **VIEWING HIGHLY RECOMMENDED!**

Description

Approximate Room Sizes

ENTRANCE HALL With staircase to first floor and door to reception hall. Oak flooring.

RECEPTION HALL 17' 10" x 6' 3" (5.44m x 1.91m) With window to front aspect, understairs storage cupboard, oak flooring and open through to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM 13' 9" x 11' 0" (4.19m x 3.35m) Fitted with a modern range of wall and base units with work surfaces over incorporating stainless steel sink with drainer, breakfast bar, integrated oven, hob and extractor over, tiled floor, window to rear aspect and stable door to rear garden

FIRST FLOOR LANDING With stairs to the second floor and doors to sitting room, bedroom two and bathroom.

SITTING ROOM 10' 07" x 9' 01" (3.23m x 2.77m) With two windows to front aspect and oak flooring.

BEDROOM TWO 11' 08" x 6' 07" (3.56m x 2.01m) With window to rear aspect and built in wardrobes.

BATHROOM Fitted with matching suite of bath with shower over, wc and wash hand basin. Window to rear aspect. Oak flooring.

SECOND FLOOR

MASTER BEDROOM 20' 00" x 11' 03" (6.1m x 3.43m) Oak flooring, storage space and door to WC.

WC With wc, wash hand basin, wooden flooring and velux window.

OUTSIDE The rear garden is laid to lawn with decking area and access to the garage (en bloc). The garage has power connected and there is parking for three cars.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

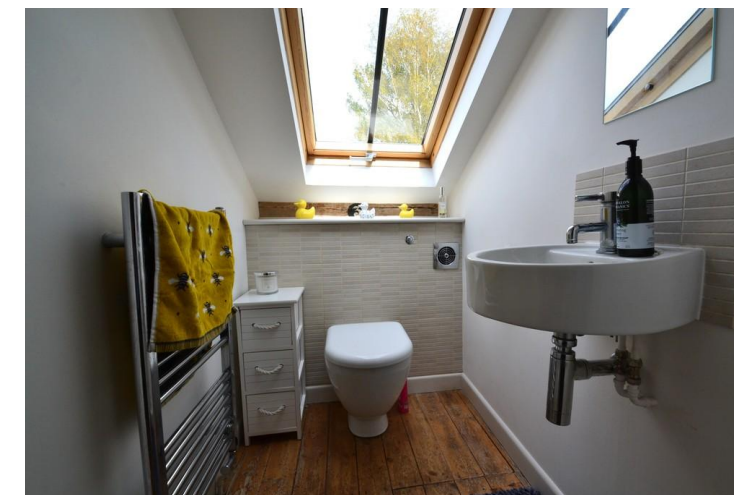
Services – Electric heating

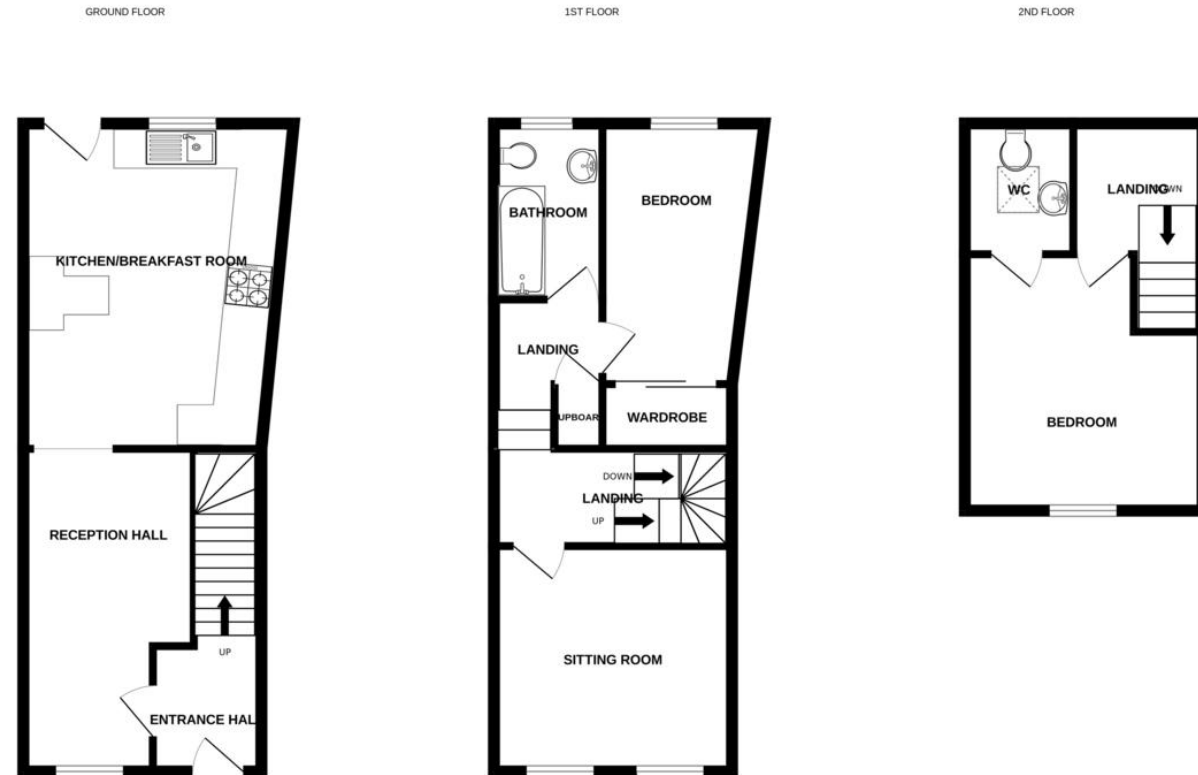
Post Code – IP31 1BU

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01284 769598
Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Hopton Road | Barningham | IP31 1BU

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Guide Price £280,000

- Two bedroom end of terraced house
- Impressive Mill Conversion
- Bags of Character and Lovely Features
- Garage & Parking
- Ensuite WC to Bedroom