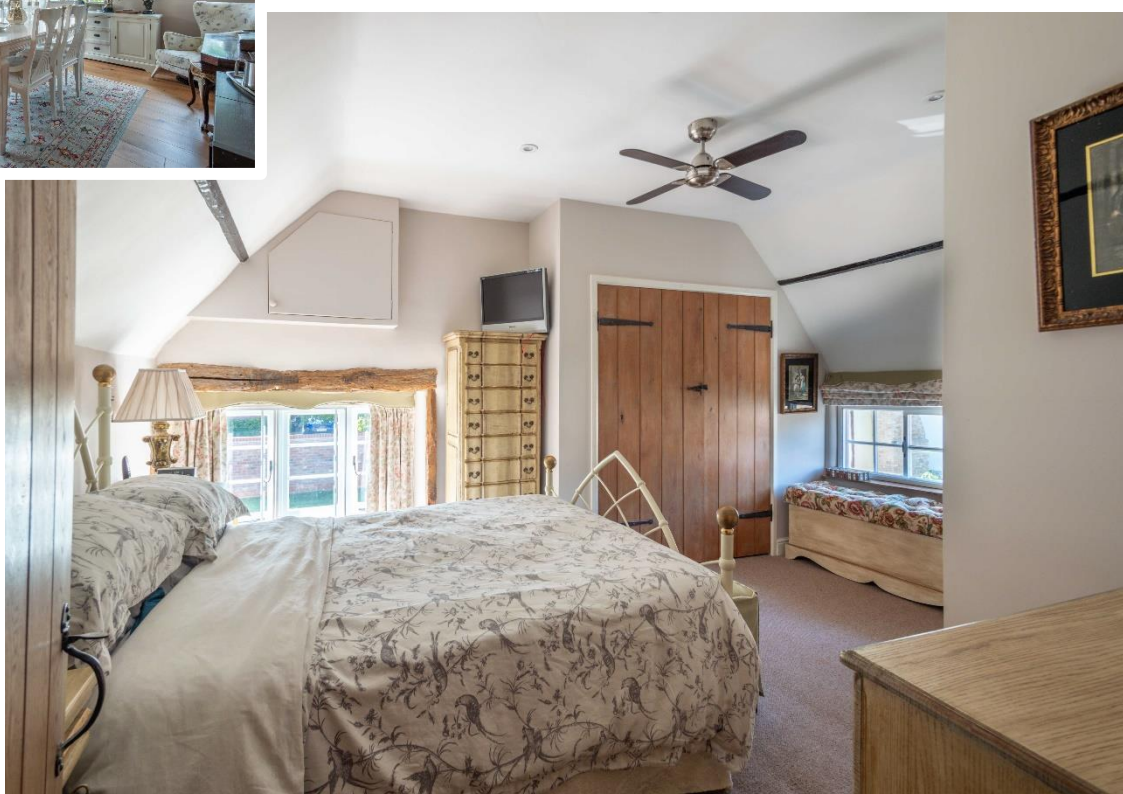




The Nook
Barton Mills, Suffolk

**DAVID
BURR**



The Nook, 76 The Street, Barton Mills, Bury St. Edmunds, Suffolk, IP28 6AA

Barton Mills is a small village approximately 8 miles north of the home of English racing, Newmarket. The centre of Bury St Edmunds and the high tech University City of Cambridge are 11 miles and 20 miles respectively. There are good everyday shopping facilities available in Newmarket and more comprehensive shopping, recreational and educational facilities in both Cambridge and Bury St Edmunds. There are excellent local schools and independent schools at Culford, Newmarket, Bury St Edmunds, Ely and Cambridge.

This charming semi-detached Grade II listed period home, dating back to the early 17th century is situated in the heart of the village within walking distance of the amenities, including the 5*AA rated Bull Hotel. The property has been sympathetically updated and extended in recent years to create a stylish and comfortable home, showcasing original character features with modern finishes and the added benefit of ample parking, a double garage and a range of useful outbuildings.

A charming Grade II listed cottage with a double garage and range of outbuildings.

Ground Floor

SITTING ROOM: A charming room featuring an inglenook fireplace with woodburning stove set upon a brick hearth, cupboards to both sides and oak floor.

DINING ROOM: A lovely light double aspect room with an attractive fireplace with wooden mantel and oak flooring.

KITCHEN: Extensively fitted with a bespoke range of units under worktops with a double Belfast sink inset. Appliances include a Rangemaster double oven with five ring hob and hood, Fisher & Paykel double drawer dishwasher, space for a fridge/freezer, integrated Miele coffee machine, wine cooler and microwave. Steps lead up to the:

BREAKFAST ROOM: A delightful recent addition with impressive oak frame and vaulted roof by English Heritage Buildings, glazed doors opening to the garden, storage cupboard and stable door opening to the driveway.

UTILITY CUPBOARD: With plumbing and space for washing machine.

CLOAKROOM: WC and hand wash basin.

SNUG: Another charming room featuring a glazed cupboard and stable door opening to the garden.

First Floor

LANDING: Oak stairs with carved newel posts and oak carved handrail lead to the landing with doors to:

BEDROOM 1: A spacious double aspect room featuring a double wardrobe. **En-Suite** Stylishly fitted with a white WC, wash basin and tiled shower cubicle.

BEDROOM 2: Two sets of cupboards.

BEDROOM 3: With outlook to the rear.

FAMILY BATHROOM: Stylishly fitted with a white WC, wash basin, roll top bath, tiled shower cubicle, painted fireplace and a heated towel rail.

Outside

The property is approached via gates with automatically activated night lighting leading onto the driveway providing parking for several vehicles, in turn leading to the **DOUBLE GARAGE** with electric up and over door, light and power connected with storage for bins to side. Gate to garden, entrance to House. The rear garden has been expertly landscaped creating paved dining and seating areas with inset lighting, creating a tranquil and private entertaining space. Mature beds and borders surround an artificial lawn with an Espalier apple, pear, plumb trees and climbing roses, external power, light and water.

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The outbuildings all having lighting and extensive power points comprise a **Garden Furniture/ BBQ Store, Hobby Room** (potential home office) with sink, hot and cold water, plumbing for washing machine (and is also connected to the mains sewer), **Tool Shed** and **Workshop** with mezzanine storage area offering the potential for a variety of uses.

COUNCIL TAX BAND: Band C (£1,878.20 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC.

LOCAL AUTHORITY: West Suffolk District Council.

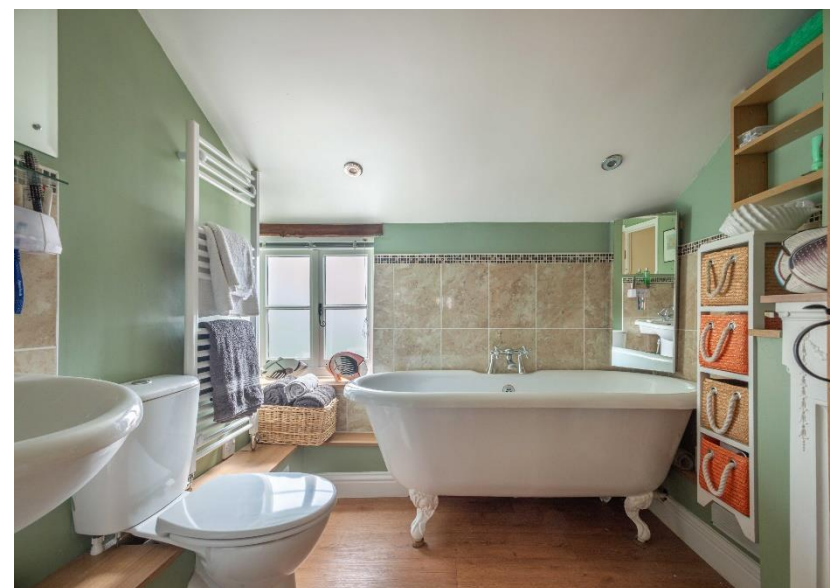
COMMUNICATION SERVICES (source Ofcom):

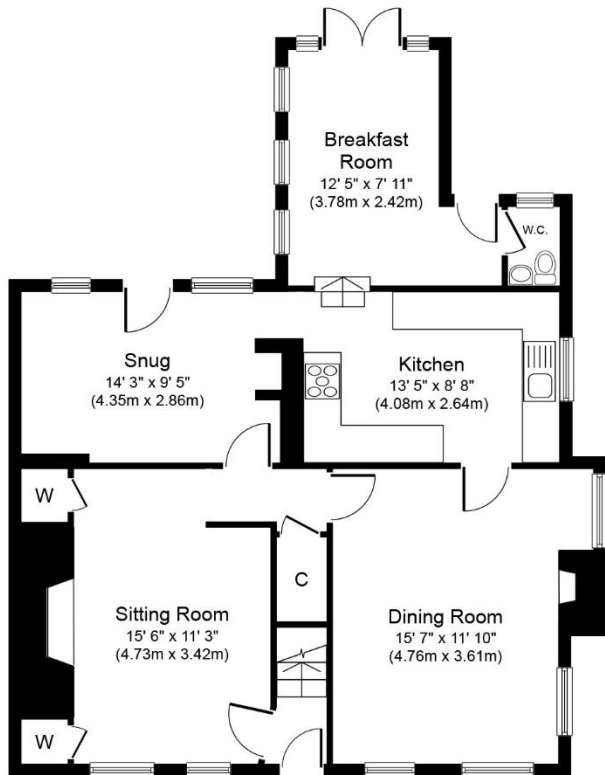
Broadband: Yes. Speed: Up to 50 mbps download, up to 9 mbps upload. **Phone Signal:** Yes. Provider: Coverage is likely with most providers.

WHAT3WORDS: tucked.fraction.vocally

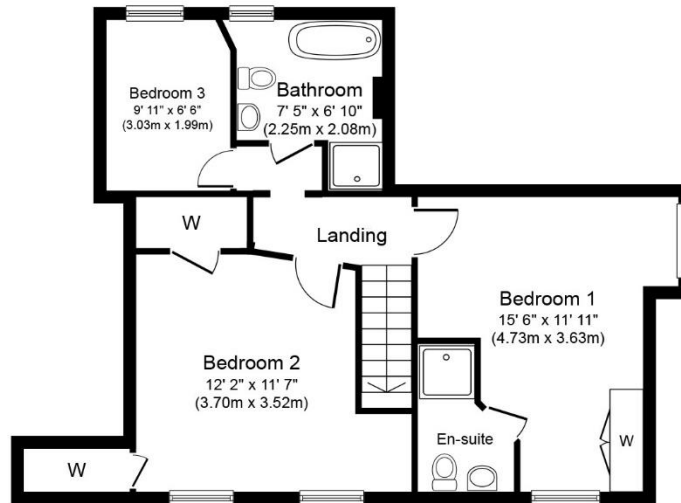
VIEWING: Strictly by prior appointment only through DAVID BURR.

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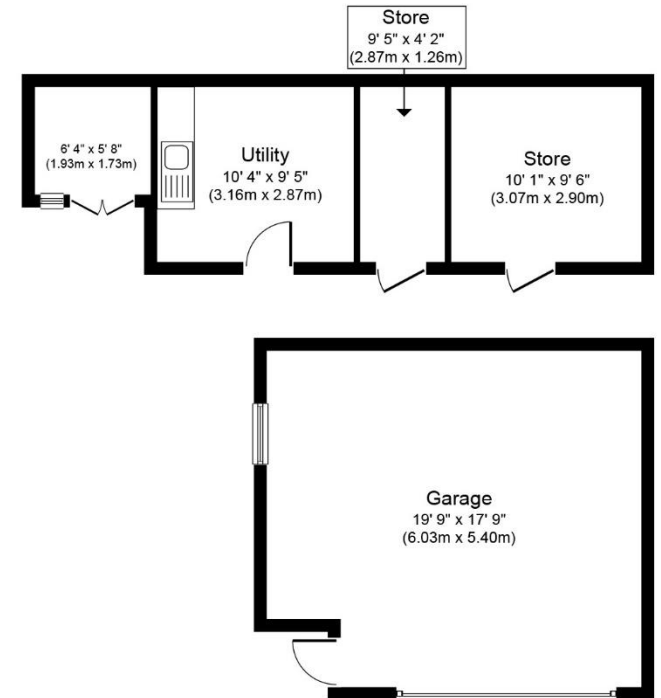




Ground Floor
Approximate Floor Area
946 sq. ft.
(87.9 sq. m.)



First Floor
Approximate Floor Area
571 sq. ft.
(53.1 sq. m.)



Outbuilding
Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

