

Millfield Road, Barningham

Sheridans









Millfield Road, Barningham IP31 1DX

Guide Price £450,000

- Ex show home, immaculate, extended
- 3 reception rooms, stunning kitchen, ensuite
- Double garage, wide plot, overlooking green
- Sitting room, separate dining room
- Shaker style kitchen
- Practical utility room
- Nice sized garden
- Private driveway offering ample parking
- Easy access to amenities

Occupying a generous plot and enjoying an attractive outlook over an open green to the front, this exceptional four-bedroom detached house was originally constructed as the development's show home and has been significantly extended and enhanced over the years to provide bright, spacious and impeccably presented accommodation. Believed to have been built in 1982, the property has been thoughtfully improved to a high standard and benefits from double glazing, oil-fired central heating and attractive brick and part cladded elevations beneath a tiled roof.

The accommodation in brief comprise a welcoming reception hall with staircase rising to the first floor and access to a cloakroom fitted with WC and wash hand basin. The well-proportioned dining room is a delightful dual-aspect space, ideal for both family dining and entertaining guests. The sitting room is a particularly light and airy reception room featuring a bay window overlooking the front green, a fireplace incorporating a multi-fuel burning stove and French doors opening into the garden room. A superb addition to the property, the vaulted garden room enjoys lovely views over the gardens and provides a versatile reception space with French doors opening onto the terrace. The beautifully appointed kitchen is fitted with an extensive range of stylish Shaker-style units complemented by quartz work surfaces and integrated appliances, providing excellent storage and preparation space. A window overlooks the rear garden, while the adjoining utility room continues the same quality finish and incorporates an integrated freezer, oil-fired boiler and door to the garden.

On the first floor, the landing benefits from an airing cupboard and a window to the front enjoying views across the green. The principal bedroom overlooks the rear garden and features a range of fitted wardrobes together with a contemporary en-suite shower room. Three further well-proportioned bedrooms are served by a stylish bathroom.

Rarely does a home come to the market that combines such an attractive position overlooking an open green with a generous plot, immaculate presentation and beautifully established gardens. Offering bright and airy accommodation that has been thoughtfully extended and enhanced over the years, this outstanding family home will appeal to a wide range of discerning buyers, from growing families to those seeking versatile and well-balanced living space in an enviable village setting.

Outside
Outside, the property is approached via a shingle driveway providing extensive off-road parking and access to a detached double garage. The gardens extend around the property, with the fully enclosed rear garden being a particular highlight. Immaculately maintained lawns are complemented by mature hedging and beautifully stocked borders, creating year round interest in a private setting. The oil tank is discreetly screened from view and a courtesy door provides convenient access to the garage.

Location
Situated in the picturesque village of Barningham, the property enjoys a peaceful rural setting within walking distance of a village shop and post office, primary school, church, community hall and traditional public house. Surrounded by attractive Suffolk countryside and close to Knettishall Heath Nature Reserve, the village lies approximately 12 miles north-east of Bury St Edmunds and 11 miles from Diss, which offers a mainline railway station with regular services to London Liverpool Street. Combining village charm with excellent access to larger towns and transport links, Barningham is a highly desirable and well-connected location.

Directions
From Bury St Edmunds proceed North-East on the A143 towards Diss, passing through the villages of Great Barton, Ixworth and Stanton and turning left onto the B1111 to Barningham. Upon reaching the village, pass the shop on the left and take the next right into Millfield Road.

Services
Mains electricity, drains and water. Oil fired central heating.
Council Tax: West Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk









TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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