



Water Lane, Barnham



SOLD



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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Water Lane, Barnham IP24 2NA

Guide Price £565,000

NO ONWARD CHAIN - Substantial five bedroomed detached family home offering great potential to remodel, enjoying a splendid setting affording open views to the rear. All in about 1/3rd of an acre.

Understood to have been built approximately 47 years ago of block construction, with rendered elevations beneath a pitched pantiled roofline, this impressive individual detached family home has been much improved & sympathetically extended over the past years and thus considerably enhancing both the level of accommodation and external appearance and now results in a superb property, displaying many attractive features and characteristics, whilst occupying a fabulous setting along a quiet and secluded lane in a pretty village location.

This fine home provides a surprising level of particularly spacious accommodation currently in brief comprising; entrance door with side glazing opening to an entrance hall with large walk-in cupboard. There is a spacious sitting room with fireplace and dining room with glass doors to gardens. The large study is a particularly versatile room, to the rear of which is a boot room and cloakroom. Kitchen/breakfast room is fitted with an extensive range of units beneath work surfaces and complemented by integrated appliances including double oven, microwave, sink with drainer and electric hob with extractor. There is a utility room with walk in pantry and door to the rear gardens. The ground floor accommodation extends to approximately 1522 square feet and is enhanced by a ground floor bedroom, bathroom & sitting room, which could be used as added accommodation for the main house or as a self contained annexe wing if required.

On the first floor is a landing with glass door opening to an area of

flat roof. There are four generous bedrooms, one of which leads to a dressing room which may offer scope to increase the size of the bedroom if required and potential for an en-suite.

Outside

The property sits in a quiet no-through road with country walks from the doorstep. The property occupies a double sized plot and has circa 120ft frontage with a plot depth of circa 190ft, and has an overall size of just over 0.5 acres STMS. It therefore lends itself to a range of opportunities (stp). There is vehicle access to both sides of the property, with a wide drive providing off road parking and leading to the detached double garage (20'6"x17'1"). There is further parking on the other side, this could be an additional block paved area for parking a further three vehicles in front of the entrance.

There is a lawned front garden and access to the rear gardens which are mostly laid to lawn and feature well stocked flower and shrub borders, a vegetable garden area and a variety of fruit trees. At the very rear there is a useful timber framed storage building and a two bay stable block. The garden backs onto a delightful meadow.

Location

Barnham is a pretty Suffolk village with a well-regarded primary school and provides excellent access to the main road networks. The village also provides excellent access to Culford School (approximately a 10 min drive away) and Bury St Edmunds.

Directions

From Bury St Edmunds proceed out on the A134 in a northerly direction and after about 10 miles turn right into Barnham. Turn left into Church Lane, continue into Water Lane where you turn right at the bottom where the property can be found on the left hand side. The property is about 10 miles from Bury St Edmunds and around 33 miles from Cambridge.

- Detached property set on a quiet lane
- Offering great potential for a remodel
- Kitchen/Breakfast room
- Downstairs bedroom with en-suite
- Sitting room with open fireplace
- Dining room with doors leading to the garden
- Master bedroom with dressing room
- Three further bedrooms upstairs
- Set in roughly a 1/3 of an acre
- Ample parking with a large double garage

From Cambridge proceed onto the A14 and onto the A11 north bound continue towards Norwich and Thetford, then take the B1106 sign posted Brandon. Continue onto Elvedon Road, Station Road and The Street in Barnham and then follow the previous directions.

Services

Mains electricity and water are connected. Oil fired radiator central heating. Council tax band G. EPC Rating: D. No onward chain.

