



**Church Lane, Barton Mills IP28 6BQ**

**Guide Price £775,000**

**MA**  
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# Church Lane, Barton Mills IP28 6BQ

**A stunning detached bungalow that has been finished to an exceptionally high standard in the popular village of Barton Mills.**

**Accommodation is spacious throughout and includes a living room, fully fitted kitchen/dining room, study, a master bedroom with dressing room and ensuite, three further bedrooms, one with ensuite, family bathroom and WC.**

**Outside the rear garden is enclosed and has a pool and large pool house, patio area and a covered outdoor dining space.**

**To the front there is a large driveway that provides off road parking for several cars and leads to a garage.**

**This property must be viewed to be fully appreciated.**

## Entrance Porch

With oak flooring, with glazed door leading to the entrance hall.

## Entrance Hall

With oak flooring throughout. Glazed door leading to the entrance porch.

Vertical radiator. Doors leading to the kitchen/dining room, Master bedroom, two further bedrooms and family bathroom.

## Kitchen/Dining Room

20'0" x 17'2"

Stunning, sleek contemporary kitchen with a range of fitted, high gloss cupboards and storage drawers with quartz worktop over. Space and connection for a large range style cooker with chimney extractor above. Integrated fridge/freezer, dishwasher and washing machine. Inset sink with mixer tap over and built-in macerator. Walk-in pantry cupboard. Further storage cupboard. Vertical radiator. Window to the side aspect. Bi-folding doors leading to the flagstone terrace. Double doors leading to the living room. Door leading to the entrance hall.

## Living Room

19'11" x 12'8"

Beautifully presented living room with solid oak flooring. Dual windows to the rear aspect. Double doors leading to the kitchen/dining room. Glazed door leading to the inner hall.

## Office

10'11" x 8'8"

Generous home office with oak flooring, offering a variety of uses. Window to the rear aspect. Half glazed door leading to the rear. Door to the inner hall.

## Cloakroom

Contemporary white suite comprising low level, concealed cistern WC, wall mounted hand basin with mixer tap over and built-in storage under. Further wall mounted storage cabinet. Oak flooring. Obscured window. Door leading to the inner hall.

## Inner Hall

With doors leading to the office, cloakroom and bedroom 2.

## Master Bedroom

17'5" x 11'0"

Beautifully presented double bedroom with oak flooring. Bespoke built-in shelved display unit. Door leading to the dressing room. Window to the front aspect. Door leading to the entrance hall.

## Dressing Room

11'1" x 10'11"

Spacious room with a range of bespoke built-in wardrobes providing ample storage and dressing counter with built-in storage drawers. Large window to the front aspect. Doors leading to the Master bedroom and en suite.

## En Suite

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted hand basin with mixer tap over and built-in storage drawers under and generous walk-in shower. Built-in niche shelving. Attractive marble style panelling to wet areas. Ladder radiator. Tiled flooring. Door leading to the dressing room.

## Bedroom 2

14'9" x 11'8"

Beautifully presented double bedroom with oak flooring. Bespoke built-in wardrobes with matching double doors leading to the en suite. Radiator. Window to the side aspect. Door leading to the inner hall.

## En Suite

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted hand basin with mixer tap over and built-in storage drawers under and generous walk-in shower. Built-in storage cupboard. Attractive marble style panelling to wet areas. Ladder radiator. Tiled flooring. Doors leading to bedroom 2.

## Bedroom 3/Family Room

11'11" x 11'3"

Well presented generous room offering a variety of uses. Built-in storage cupboards. Window to the side aspect. Door leading to the entrance hall.

## Bedroom 4

11'4" x 11'3"

Beautifully presented double bedroom with window to the front aspect. Door leading to the entrance hall.

## Family Bathroom

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted handbasin with mixer tap over and built-in storage drawers under, panelled bath with mixer tap and shower attachment over and shower cubicle. Ladder radiator. Marble style panelling with attractive corner features with alcove storage shelves. Tiled flooring. Attractive light well window. .Door leading to the entrance hall.

## Pool House

26'3" x 16'6"

Superb pool house with LVT wood flooring throughout. Bi-folding doors lead out to the flagstone patio with triple luxury pergolas with retractable weather screens, then on to the swimming pool, creating an envious social space for families and entertaining. Contemporary cloak room. Built-in storage cupboard, housing the air source heat pump for the swimming pool.

## Outside - Front

Attractive cobble paved entrance leading to an expansive gravelled driveway bordered by a low wall, providing ample off road parking. Access to the garage and EV charger. Access gate to the rear garden.

## Outside - Rear

Attractive flagstone patio area with a central swimming pool. Bi-folding doors leading to both the kitchen/dining room and pool house create a fabulous social space. A bar/cooking area to one side. Well maintained lawned area to one side. Access gate to the front.

## Garage

With up and over door leading to the expansive driveway.

## PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garaqge

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Solar Panels & Radiators. Air Source Heat Pump for the swimming pool

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Barton Mills is in West of Suffolk. The village sits north west of the A11 between Newmarket and Thetford. The nearest town is Mildenhall which is just over a mile away. The village boasts a superb playing field which hosts regular football matches, car boot sales and other village events. The centre of the village is home to two pubs and two churches, several petrol stations aswell as convenient shops and fast food outlets can be found on the outer of the village at Fiveways Roundabout.

**Approximate Gross Internal Area 1923 sq ft - 179 sq m  
(Excluding Garage & Outbuilding)**

Outbuilding Area 436 sq ft – 41 sq m



- Individual Detached Bungalow
- Stunning Kitchen/Dining Room
- Beautifully Presented Living Room
- Master Bedroom with Dressing Room & En Suite
- Three Further Bedrooms (1 En Suite)
- Home Office
- Family Bathroom
- Landscaped Rear Garden with Swimming Pool
- Superb Pool House
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Market	Current	Market
Very energy efficient (A*)	Very energy efficient (A*)	Very low environmental impact (A*)	Very low environmental impact (A*)
Energy efficient (A)	Energy efficient (A)	Low environmental impact (A)	Low environmental impact (A)
(B1-B3)	(B1-B3)	(B1-B3)	(B1-B3)
(C1-C3)	(C1-C3)	(C1-C3)	(C1-C3)
(D1-D3)	(D1-D3)	(D1-D3)	(D1-D3)
(E1-E3)	(E1-E3)	(E1-E3)	(E1-E3)
(F1-F3)	(F1-F3)	(F1-F3)	(F1-F3)
(G1-G3)	(G1-G3)	(G1-G3)	(G1-G3)

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