



Salmond Drive, Barnham, Norfolk, IP24 2NL

MARK · EWIN
BURY ST EDMUNDS

Salmond Drive, Barnham, Norfolk, IP24 2NL

A three-bedroom, semi-detached house located in the village of Barnham with a delightful field backdrop to the rear.

The property itself offers accommodation on the ground floor to include an entrance hall, open plan sitting/dining room with a wood-burner, a fitted kitchen and a lobby. On the first floor, there are three bedrooms and a bathroom with a separate WC.

Outside, the front garden is laid to lawn, and parking is offered via a driveway for 2 vehicles. The rear garden is mainly laid to lawn with a seating area, garden shed and a useful lead-to providing extra storage.

Agents note: There is a fee of £348 per annum payable to Priem Ltd for the upkeep of the upkeep of the common areas.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.

Heating via electric storage heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling north along the A134 towards Thetford, travel in to the village of Barnham, turn right on to The Street, follow this road passing the Church, Salmond Drive will be found on your left.

Location

The quaint village of Barnham with its street scene of period properties benefits from Primary School, Church and thriving Village Hall. Facilities can be found at nearby Thetford being only 5 miles distant, whilst further facilities can be found in Bury St Edmunds being 9 miles to the South.

Accommodation:

Entrance Hall 5' 9" x 10' 10" (1.75m x 3.30m)

Sitting/Dining Room 16' 5" x 18' 4" (5.00m reducing to 2.73m x 5.60m reducing to 2.23m)

Kitchen 11' 5" x 7' 4" (3.47m x 2.24m)

Lobby 7' 6" x 6' 11" (2.29m x 2.11m)

Bedroom 12' 7" x 10' 11" (3.83m x 3.34m)

Bedroom 10' 8" x 9' 11" (3.24m x 3.02m)

Bedroom 9' 1" x 7' 9" (2.78m x 2.35m)

Bathroom 7' 5" x 5' 9" (2.27m x 1.76m reducing to 1.66m)

WC 4' 10" x 2' 9" (1.48m x 0.85m)

Lean-To 11' 3" x 10' 9" (3.43m x 3.28m)

Front & Rear Gardens

Additional Information:

Council Tax Band: B

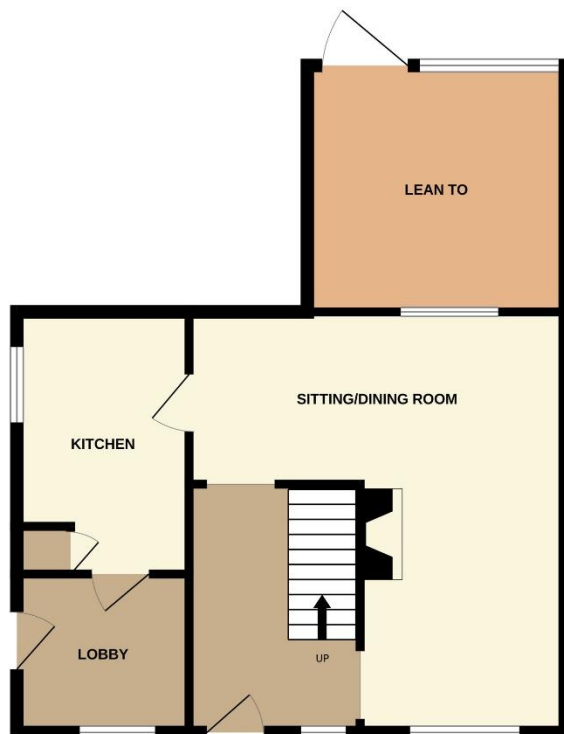
EPC Rating: D

Tenure: Freehold

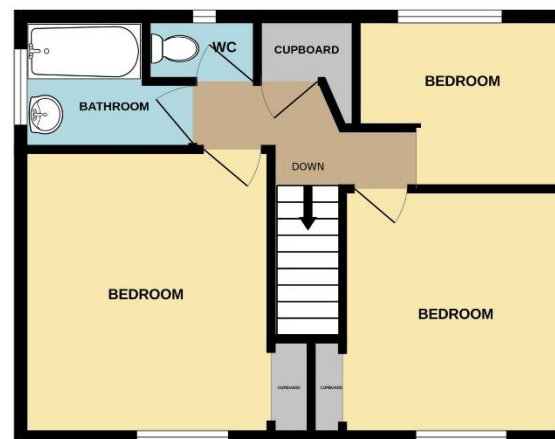
Guide Price £180,000
Freehold



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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