



Millfield Road, Barningham, Suffolk, IP31 1DY

MARK · EWIN
BURY ST EDMUNDS

Millfield Road, Barningham, Suffolk, IP31 1DY

Situated in well-served village of Barningham, this attractive chain-free detached bungalow offers comfortable single-level living with the added benefits of off-road parking and a single garage.

The accommodation offers a welcoming entrance hall and convenient cloakroom. The heart of the home is the open-plan sitting and dining room, featuring an attractive brick fireplace with a wood burner. This space flows seamlessly into a bright garden room, providing an ideal spot to relax while enjoying views of the garden. The modern fitted kitchen offers practical workspace and storage, while the bungalow also provides two well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes. A shower room completes the internal accommodation.

Outside, the front garden is mainly laid to lawn with a neatly planted border. The rear garden is a particular feature of the property, being predominantly laid to lawn and complemented by a paved patio area and well-stocked planted beds hosting a variety of flowers and shrubs. Parking is provided via a private driveway leading to the single garage, offering both convenience and additional storage.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating.

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



Directions

From Bury St. Edmunds proceed on the A143 continuing through the village of Great Barton, and Ixworth. On reaching Stanton turn left signposted Barningham. Continue to Barningham and turn left just before the village store on to Hopton Road and right into Millfield Road.

Location

Barningham is situated north-east of the historic town of Bury St Edmunds and on the way to Diss. The village of Barningham itself offers village shop, public house, hairdressers, church and primary school.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall 13' 7" x 14' 6" (4.14m reducing to 1.21m x 4.42m)

Cloakroom 3' 10" x 4' 0" (1.17m x 1.22m)

Sitting/Dining Room 20' 3" x 16' 3" (6.16m reducing to 3.05m x 4.95m reducing to 2.77m)

Kitchen 10' 2" x 9' 10" (3.11m x 3.00m)

Bedroom 19' 2" x 10' 2" (5.85m x 3.10m)

Bedroom 11' 6" x 8' 9" (3.50m reducing to 3.06m x 2.67m)

Shower Room 6' 8" x 6' 1" (2.03m x 1.86m)

Garden Room 12' 9" x 10' 3" (3.89m x 3.13m)

Front & Rear Gardens

Driveway & Garage

Additional Information:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Guide Price £325,000



GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix ©2025

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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

