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Estate Agents, Valuers & Letting Agents



4 Burrell Crescent, Church Lane, Barton Mills, Bury St. Edmunds, Suffolk, IP28 6AY

Asking Price £340,000

Offered chain free, this charming and characterful three-bedroom extended family home occupies a particularly attractive position within the sought-after village of Barton Mills, set back behind established gardens and overlooking an open green space to the front. The property offers three reception

rooms, a generous rear garden and excellent parking, with a gravel driveway accommodating two vehicles alongside a single garage.

On the ground floor, the accommodation includes a comfortable living room, separate dining room opening into the kitchen and an additional sitting room/snug forming part of the extended accommodation. A useful covered storage area connects with the garage and garden. Upstairs are three bedrooms, including two doubles, together with a shower room.

The setting is a particular highlight, with the established green and mature trees opposite giving the property a pleasant, more private outlook. Barton Mills is a popular Suffolk village with convenient access to nearby Mildenhall and Newmarket, while the A11 provides excellent road connections towards Bury St Edmunds, Cambridge and beyond.

In more detail the accommodation comprises of:
ENTRANCE HALL
With space for coats and shoes, windows to dual aspects and a vaulted ceiling with exposed beams. Stairs leading to the first floor.

LIVING ROOM
A generous reception room with dual windows overlooking the rear garden and a substantial exposed brick chimney breast providing a characterful focal point.

DINING ROOM
With sliding patio doors opening to the rear garden and a brick-built ornamental fireplace. Open to:

KITCHEN
A range of shaker-style wall and base units with worktop over and inset one-and-a-half bowl sink. Built-in double oven, electric hob with cooker hood above and space for an under-counter appliance. Large window overlooking the front aspect.

SITTING ROOM/SNUG
An additional reception room with exposed ceiling beams, windows to dual aspects and French doors opening to the rear garden. Hallway leading to the secondary front entrance and side access to the covered storage area.

STORAGE AREA
A useful covered storage area with access to the rear garden and the rear of the garage.

LANDING
Access to the loft and window to the front aspect.

BEDROOM THREE
With built-in storage cupboard, fitted desk and wall-mounted storage unit, and window to the front aspect.

BEDROOM TWO
Double bedroom with two windows overlooking the rear garden.

BEDROOM ONE
Double bedroom with wall-to-wall sliding wardrobes and an airing cupboard. Window overlooking the rear garden.

SHOWER ROOM
White suite comprising an enclosed shower, pedestal wash basin, WC and heated towel rail.

GARAGE
Single garage with power, lighting and up-and-over door.

OUTSIDE
To front: Set back from the road behind an established front garden, with mature planting and an attractive outlook across the open green space opposite. A gravel driveway provides off-road parking for two vehicles and access to the garage.
To rear: A generous, established garden predominantly laid to lawn with a block-paved patio adjoining the property, covered pergola and a variety of mature trees, shrubs and planted borders. A pathway leads through the garden to a timber storage shed and greenhouse.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band B - £1,722.28 (2026/2027)
Drainage: Mains

AGENTS NOTE
1. Road to the front is not adopted and is the responsibility of the owners

¦¦Location¦¦

Barton Mills village facilities include a church, village green, village hall and two local public houses. Many local residents enjoy community clubs and sports teams run by local people. Barton Mills is situated between the A11 dual carriageway and the market town of Mildenhall, which offers a range of shops and services catering for most everyday needs. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford, and Newmarket. Mildenhall lies approximately two miles from the A11 which gives access through to Thetford and Norwich to the north-east, Newmarket, Cambridge, and London to the south and southwest. Brandon to the north via the A1065 and Bury St Edmunds to the south-east via the A1101.

¦¦Viewing¦¦

By appointment through
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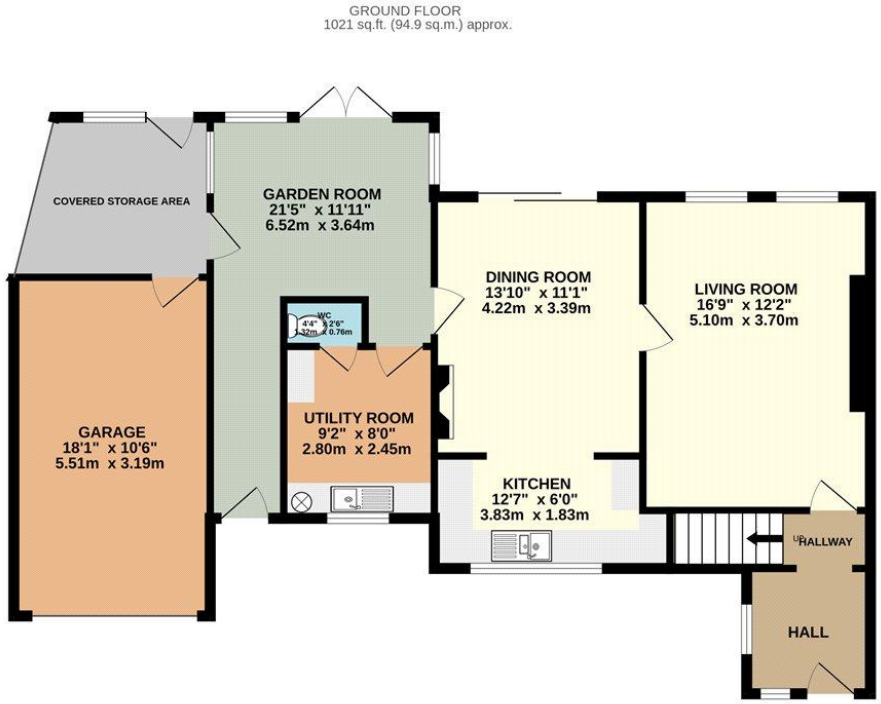


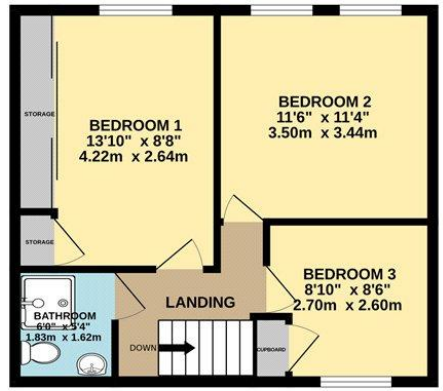


Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure





TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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Energy Performance Chart to follow

FBM260475

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