Balmforth
Estate Agents, Valuers & Letting Agents



3323 South Barn, Church Lane, Freckenham, Bury St. Edmunds, Suffolk, IP28 8JF

£3,995 per month

• Barn conversion
• Four generous bedrooms
• Bespoke kitchen
• Open plan lay out to downstairs
• En suite facilities to two bedrooms
• Large gardens to front and rear
• Countryside views
• High end finish throughout

This immaculately presented and recently finished barn conversion in the village of Freckenham is conveniently located within twenty minutes of both RAF bases. This rare property benefits from high specification finish throughout including open plan living to kitchen, lounge, diner, four generous bedrooms with two en-suites, gorgeous field views and has a blend of original character and modern features.

Available: Mid September.
Heating: Electric Air Source.
Deposit: £4,605.00.
Council Tax: Band - TBC.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-
ENTRANCE PORCH:
Window to all side.

LOUNGE/DINER:
Sliding doors to rear, feature fireplace, space for wall hung TV.

WC/SHOWER:
Suite comprising of low level WC, handbasin set into vanity unit, walk in shower cubicle.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units with island and bespoke integrated L shaped seating area with breakfast / dining table, sink, integrated oven, hob, microwave, dishwasher, double fridge freezer, dishwasher, wine cooler and space for wall hung TV.

UTILITY:
Range of wall and base units, sink, storage cupboard and airing cupboard.

LANDING:
Airing cupboard, glass banister to open void, feature wooden beams and feature brickwork.

BEDROOM ONE:
Triple integrated wardrobe, door to bedroom three, Velux window, dressing area with integrated wardrobes.

EN-SUITE:
Suite comprising of low level WC, handbasin set into unit, walk in shower cubicle.

BEDROOM THREE:
Window to rear and windows to open void, triple integrated wardrobes, door to bedroom one.

BATHROOM:
Suite comprising of low level WC, hand basin set into vanity unit, free standing bath, walk in shower cubicle, heated towel rail and Velux window.

BEDROOM TWO:
Velux window, integrated double wardrobe and door to bedroom four.

EN-SUITE:
Suite comprising of low level WC, hand basin set into vanity unit, walk in shower cubicle and heated towel rail.

BEDROOM FOUR:
Integrated double wardrobe, window to rear, Velux window and door to bedroom two.

OUTSIDE:
Spacious rear garden mainly laid to lawn with raised patio area. Off street parking to front gravelled driveway and storage shed with option to be a carport if required.

Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk







GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



FIRST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2303 sq.ft. (214.0 sq.m.) approx.

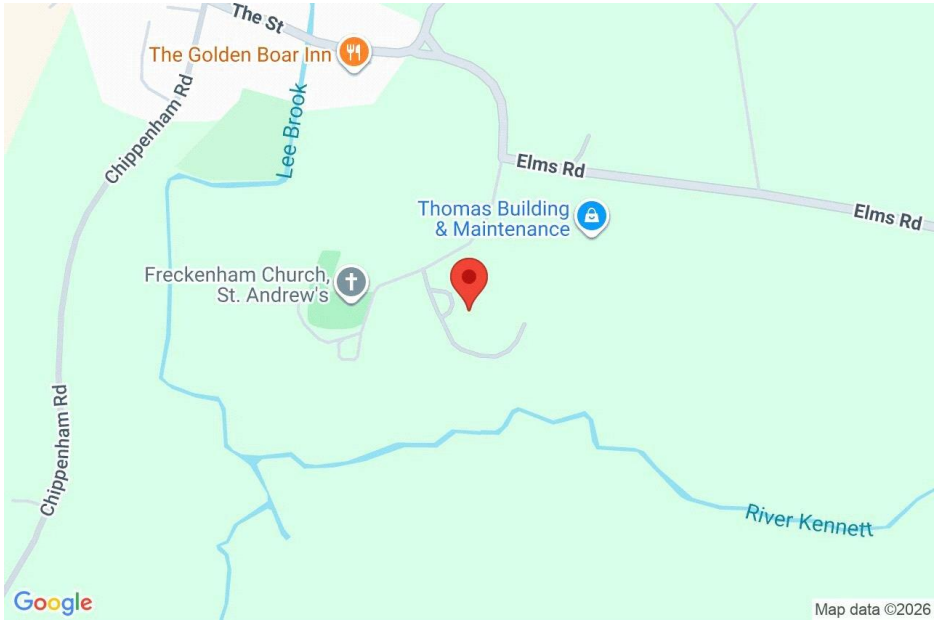
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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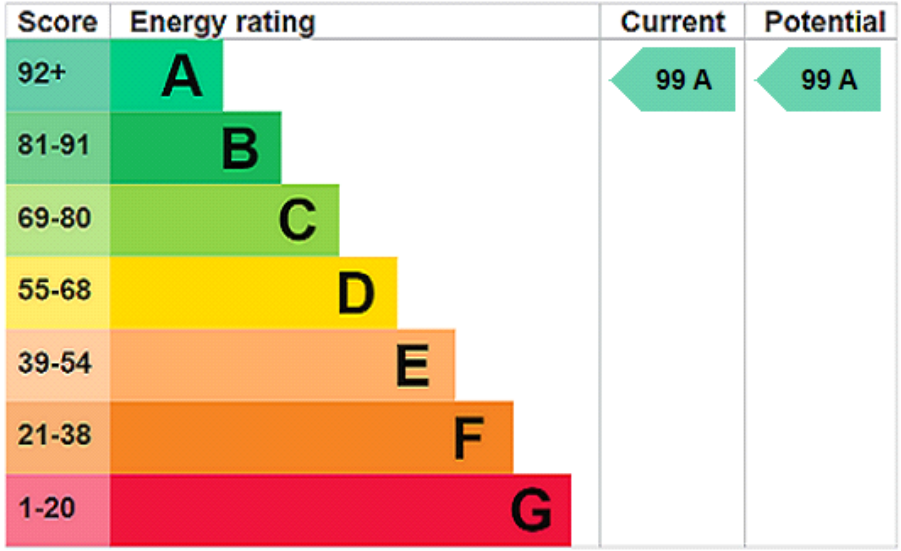






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit
For rents of £450-£874pcm =£100 holding deposit
For rents of £875-£1,299pcm =£200 holding deposit
For rents of £1,300+pcm =£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites – www.balmforth.co.uk – for full up to date listings or www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER
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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5