

Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

4 New Cottages Middle Green, Higham, Suffolk, IP28 6NY

An attractive large brand new semi-detached house attractively situated on the edge of the village. The property benefits from a large double aspect sitting room with a fireplace, a superb fitted kitchen and dining area with bi-folding doors and a lantern roof and master bedroom with an ensuite shower room. Additional features include 2 further double bedrooms, a family bathroom, a large garden and detached garage. Viewing Recommended. Available early April

- 3 Bedrooms - 1 Ensuite
- Superb Kitchen & Dining Area
- Exceptional Character
- Brand New House
- Non-Estate Location
- Large Garden & Garage

£1,300 PCM

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

ACCOMMODATION with approximate room sizes

ENTRANCE HALL
with stairs leading to first floor.

CLOAKROOM

SITTING ROOM
20'1" x 13'8" (6.14 x 4.18)
a double aspect room with a fireplace.

DINING AREA
12'0" x 11'11" (3.66 x 3.64)
a double aspect room with bi-folding doors, lantern roof.

KITCHEN/BREAKFAST ROOM
22'9" x 9'10" (6.94 x 3.00)
with a new fitted kitchen, double aspect.

FIRST FLOOR LANDING

MASTER BEDROOM
14'4" (18'11" max) x 9'9" (4.38 (5.77 max) x 2.98)

ENSUITE SHOWER ROOM

BEDROOM 2
15'2" x 9'10" (4.64 x 3.01)

BEDROOM 3
11'2" (14'9" max) x 9'10" (3.41 (4.50 max) x 3.00)

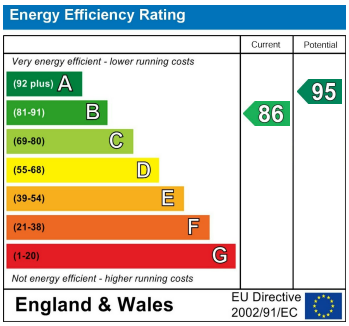
BATHROOM

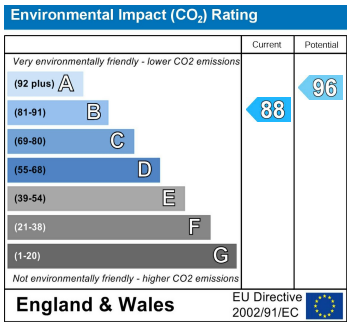
OUTSIDE
A large garden and single detached garage.

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.