



Robins Hall, Heath Barn, Bury St. Edmunds, IP28 6NT

CHEFFINS

Heath Barn

Higham, Bury St. Edmunds,
IP28 6NT

- Detached family home
- Rural Location
- Wrap around garden
- Two garages and car port
- 5 bedrooms
- Spacious kitchen/ breakfast room
- Fully re decorated / new carpets throughout
- Septic tank
- Oil fired heating

A substantial detached property situated in Higham with views over farmland. The property offers 5 bedrooms, 2 reception rooms, kitchen/breakfast room and utility room on ground floor. Further benefits include oil fired central heating, extensive gardens, private driveway with ample parking, two garages and car port. EPC: E Council Tax band: E

5 1 3

£2,200 PCM





LOCATION

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.

ENTRANCE HALL

side access from the parking area leading into the kitchen/ breakfast room.

KITCHEN/ BREAKFAST ROOM

range of base and wall units, wood effect worktops and freestanding electric oven. Separate pantry area and cupboard for storage.

FAMILY ROOM

housing oil fired boiler, wall sink and taps, door leading through to dining room.

CLOAKROOM

with WC and hand basin.

LIVING ROOM

with wood burner and doors through to stairs and front door.

DINING ROOM

with working fireplace.

HALLWAY

with UPVC door to rear.

FIRST FLOOR

spacious landing with airing cupboards on either side.

BEDROOM ONE

with storage cupboard.

BEDROOM TWO

with window to rear.

BEDROOM THREE

with window to front.

BEDROOM FOUR

with window to side aspect.

BEDROOM FIVE

with window to side aspect.

BATHROOM

spacious bathroom with bath, hand basin, bidet and separate shower enclosure.

GARDEN

As you approach the property, you will follow a private track which will bring you to the open driveway which offers plenty of parking for many cars. The house overlooks woodland and farm land so there is often noise from tractors who pass nearby.

The garden offers well established plants and trees and is full fenced off to create a secure garden area.

GARAGES AND CAR PORT

There are two wooden garages which are joined to a car port.

Letting Agents Notes

Deposit - £2538.00

Holding Deposit - £507.00

EPC - E

Council Tax - E

Square Footage - 1915.98

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		79	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	44	79	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

£2,200 PCM

Council Tax Band – E

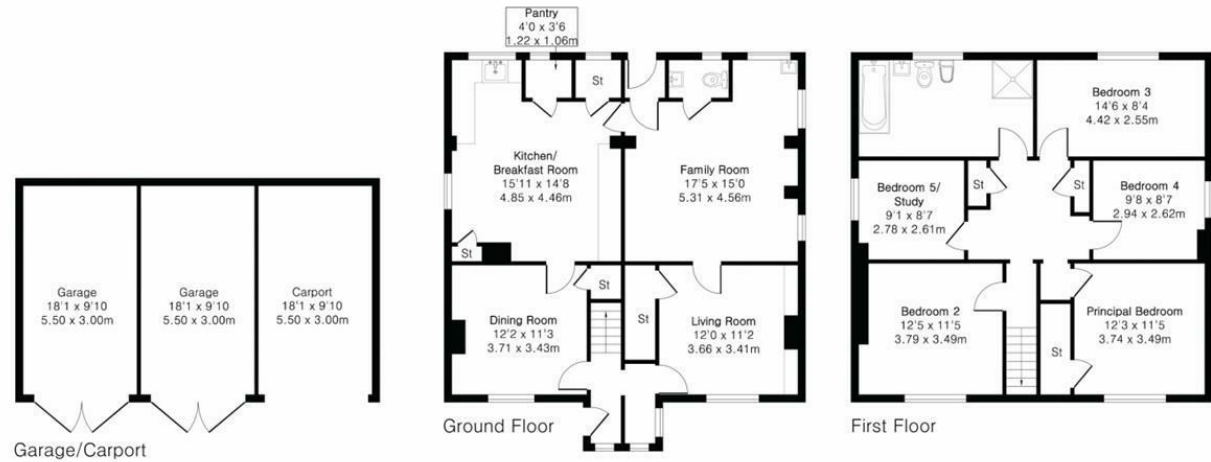
Local Authority – West Suffolk

**Approximate Gross Internal Area 1755 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 889 sq ft – 83 sq m

First Floor Area 866 sq ft – 80 sq m

Garage Area 361 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



CHEFFINS

Agents note:

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

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk



CHEFFINS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.