

# 5 Church Lane - Asking Price £375,000

Barton Mills Bury St. Edmunds IP28 6AU

**shires**

Estate & Letting Agents



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# Asking Price £375,000

## The Property

This beautifully presented three semi-detached home in Barton Mills was fully renovated just a few years ago and offers a stylish, modern finish throughout, making it an ideal choice for anyone looking for a home they can move straight into.

The ground floor begins with a spacious and welcoming entrance hall, alongside a convenient WC. At the heart of the home is the impressive modern kitchen/diner, complete with a breakfast bar and a range of integrated appliances including a fridge/freezer, oven, microwave, induction hob and dishwasher. There is plenty of space for dining and entertaining, while a separate living room provides a comfortable space to relax.

Upstairs, the main bedroom benefits from a generous en-suite, while the second bedroom has the added advantage of a walk-in wardrobe/dressing room, which could equally work brilliantly as a nursery, dressing room or home office. There is also a further third bedroom and a contemporary family bathroom.

Outside, the property continues to impress with a large driveway providing generous off-road parking, together with a garage to the front. To the rear is an enclosed garden offering a lovely space for relaxing, entertaining or enjoying time with family and friends.

Barton Mills is a particularly attractive and sought-after Suffolk village, known for its character, village feel and pleasant surroundings. The area offers a great balance between peaceful countryside living and everyday convenience, with nearby towns providing a wider range of shops, schools and amenities. The village is also ideally positioned just a few minutes from the A11, making it a fantastic location for commuters needing access towards Newmarket, Cambridge, Bury St Edmunds and the wider region.

With its modern finish, flexible living space, excellent bedroom accommodation and desirable village setting, this is a home that really does offer the best of both worlds, contemporary living in a charming Suffolk location.

## Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

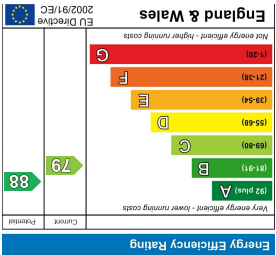
## Features

- **STYLISH THREE BEDROOM SEMI-DETACHED HOME**
- **MODERN KITCHEN/DINER WITH BREAKFAST BAR**
- **INTEGRATED FRIDGE/FREEZER, OVEN & MICROWAVE**
- **MAIN BEDROOM WITH GENEROUS EN-SUITE**
- **BEDROOM TWO WITH WALK-IN WARDROBE/DRESSING ROOM**
- **LARGE DRIVEWAY, GARAGE & REAR GARDEN**
- **SOUGHT-AFTER BARTON MILLS LOCATION CLOSE TO THE A11**
- **FULLY RENOVATED JUST A FEW YEARS AGO**
- **COUNCIL TAX - A**
- **CALL SHIRES TO VIEW**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



4 New Street, Mildenhall, Suffolk, IP28 7EN  
T: 01638 712132  
E: mildenhall@shiresestateagents.co.uk



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Denotes head height below 1.5m

