

6 Burrell Crescent Church Lane - Offers In Excess Of

Barton Mills Bury St. Edmunds IP28 6AY

shires
residential



"Consistently providing outstanding service to our clients"

Offers In Excess Of £350,000

The Property

Beautifully Renovated Three Bedroom Semi-Detached Home – Driveway | Insulated Garage | Garden Storage & Guest Room | Enclosed Gardens.

Situated in the highly sought-after village of Barton Mills, this beautifully renovated three-bedroom semi-detached home has been transformed to an exceptional standard and is presented in immaculate, move-in-ready condition, offering generous parking, versatile outbuildings and flexible living space ideal for modern family life.

The bright and spacious accommodation has been thoughtfully updated throughout and comprises a welcoming entrance hall, a generous lounge overlooking the rear garden, a dining room perfect for entertaining, and a contemporary refitted kitchen with modern units and quality finishes, along with a useful utility area and ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms and a stylish modern family bathroom with contemporary fittings.

Externally, the property benefits from a large private driveway providing 3 off-road parking, while the fully enclosed rear garden features a paved patio area, lawned garden and established planting, together with a separate storage room and an additional guest room offering excellent space for visitors, hobbies or working from home. The detached garage has been fully insulated and is ideally suited for use as a home office, workshop, gym or playroom, providing superb versatility beyond traditional garage use.

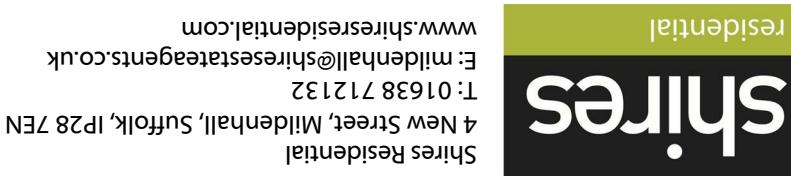
Features

- BEAUTIFULLY RENOVATED THREE BEDROOM SEMI-DETACHED HOME
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- MODERN FITTED KITCHEN WITH QUALITY FINISHES
- DRIVEWAY PARKING FOR 3 CARS
- FULLY INSULATED DETACHED GARAGE (IDEAL OFFICE OR PLAYROOM)
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- SEPARATE GARDEN STORAGE ROOM
- ADDITIONAL SELF-CONTAINED GUEST ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING





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.



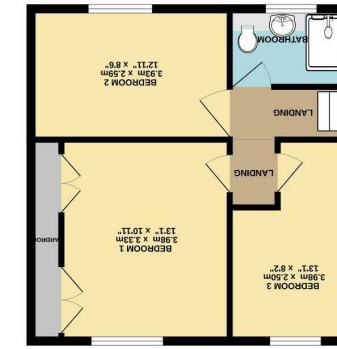
Shires Residential
41 New Street, Midenhall, Suffolk, IP28 7EN
T: 01638 712132
E: midenhall@shiresestateagents.co.uk
W: www.shiresresidential.com

EU Directive	1 (A)	2 (B)	3 (C)	4 (D)	5 (E)	6 (F)	7 (G)
EU Directive	Very environmental friendly - lower CO2 emissions	High environmental friendly - higher CO2 emissions	Medium environmental friendly - moderate CO2 emissions	Medium environmental unfriendly - moderate CO2 emissions	Medium environmental unfriendly - higher CO2 emissions	High environmental unfriendly - higher CO2 emissions	Very environmental unfriendly - higher CO2 emissions
Current Potential	Very environmental friendly - lower CO2 emissions	High environmental friendly - higher CO2 emissions	Medium environmental friendly - moderate CO2 emissions	Medium environmental unfriendly - moderate CO2 emissions	Medium environmental unfriendly - higher CO2 emissions	High environmental unfriendly - higher CO2 emissions	Very environmental unfriendly - higher CO2 emissions
Current Potential	Very environmental friendly - lower CO2 emissions	High environmental friendly - higher CO2 emissions	Medium environmental friendly - moderate CO2 emissions	Medium environmental unfriendly - moderate CO2 emissions	Medium environmental unfriendly - higher CO2 emissions	High environmental unfriendly - higher CO2 emissions	Very environmental unfriendly - higher CO2 emissions


rightmove.co.uk

The UK's number one property website

as to their probability of occurrence will be given. **Trade with countries of the Americas** 22028
exceptive purchase. The services of an insurance company or underwriters may and should be used to insure by any association of insurance companies. This is not to indicate that insurance companies should never be used but only to advise that such a course is not always necessary. **Trade with countries of the Americas** 22028
countries, woods, stones and other materials are more appropriate and suitable for use in more remote areas.



T FLOOR