



DAVID
BURR

Minden House
Station Road, Barton Mills



Minden House, Station Road, Barton Mills IP28 7DR

Barton Mills is a small village approximately 8 miles north of the home of English racing, Newmarket. The centre of Bury St Edmunds and the high tech University City of Cambridge are 11 miles and 20 miles respectively. There are good everyday shopping facilities available in Newmarket and more comprehensive shopping, recreational and educational facilities in both Cambridge and Bury St Edmunds. There are excellent local schools and independent schools at Culford, Newmarket, Bury St Edmunds, Ely and Cambridge.

‘Minden House’ is a well-presented and imposing four-bedroom detached home measuring in excess of 2,750 sq.ft on a plot just over 2.3 acres. The property boasts versatile and well-proportioned accommodation throughout including an entrance hall, four reception rooms, kitchen, utility room, four large bedrooms, a family bathroom and three ensembles. Externally offering ample gated parking, two spacious garages and a well-established 2.35 acres.

A large family home measuring in excess of 2,750 sq.ft of accommodation in the sought after village of Barton Mills.

ENTRANCE PORCH Leading through to the:

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM Two windows to front aspect, a large bay window to side aspect, an inset wood burning stove and sliding doors opening to the:

CONSERVATORY Windows and French doors leading to the rear garden.

DINING ROOM Windows to front and rear aspects.

KITCHEN A stylishly fitted high-spec kitchen with fitted units and drawers with Quartz worktops over and an inset double sink and drainer. Integrated appliances include a hob, three ovens, a warming drawer, waste disposal and a hot-tap. Windows to side and rear aspects.

BREAKFAST ROOM A large window to rear aspect.

STUDY Window to front aspect.

CLOAKROOM Vanity sink unit, WC and window to front aspect.

BOOT ROOM Fitted units with worktops over and an inset butler sink and an integrated dishwasher.

UTILITY ROOM Fitted units with worktops over and space and plumbing for appliances. Window to front aspect.

First Floor

LANDING A large and light space with three windows to front aspect.

MASTER BEDROOM With two large fitted wardrobes, a large window to rear aspect and an **ENSUITE** offering a corner Jacuzzi bath, vanity sink unit, WC, heated towel rail, additional storage and a window to front aspect.

BEDROOM 2 Windows to rear and side aspects, fitted wardrobes and an **ENSUITE** with a vanity sink unit, shower cubicle, WC, heated towel rail and window to side aspect.

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BEDROOM 3 Window to rear aspect and an **ENSUITE SHOWER ROOM** with a vanity sink unit, shower cubicle, heated towel rail and fitted storage.

BEDROOM 4 Fitted wardrobe and a window to rear aspect.

BATHROOM Bath with a shower over, vanity sink unit, WC and window to front aspect.

Outside

The property is approached through metal gates opening to the substantial paved driveway offering ample parking and access to the **TWO LARGE GARAGES**. The rest of the front aspect is predominately lawned and enclosed by tall hedging and a low-level brick wall. The majority of the 2.35 acres is lawned with the immediate acre or so being well-landscaped with a pond, two paved terraces and a wonderful selection of mature trees, shrubs and plants.

SERVICES Gas fired central heating. Mains water, gas and electricity. Private drainage. Note, none of these have been tested by the agent.

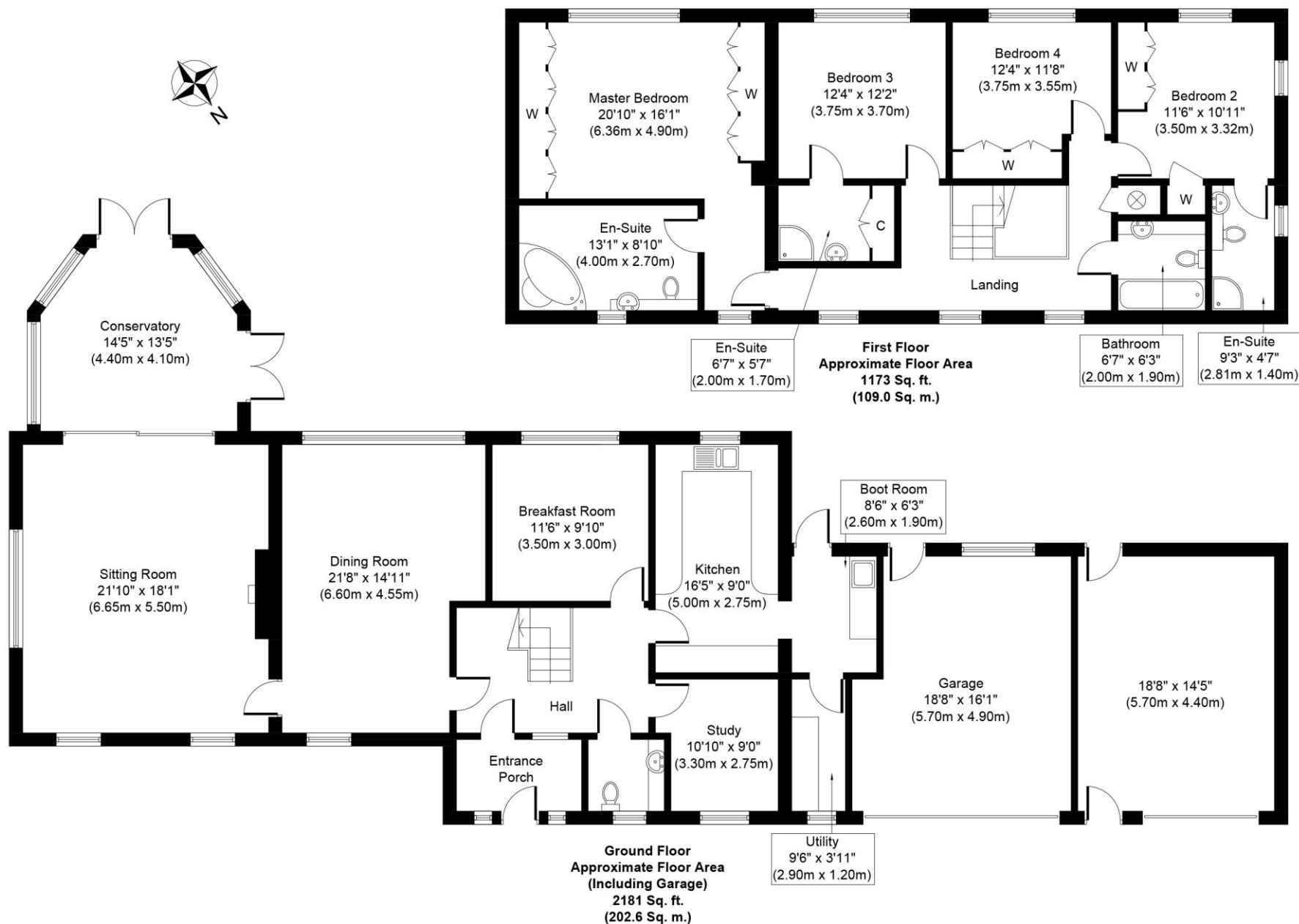
LOCAL AUTHORITY West Suffolk District Council.

EPC C.

VIEWING by prior appointment only through David Burr estate agents.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



