



# Barden, Pound Farm Barns, Milden

Ipswich, IP7 7AN

Guide Price £475,000

# Barden

A beautifully restored three bedroom semi-detached barn conversion, which has been finished to an exceptional standard, including an open plan kitchen/living/dining room, ground floor cloakroom, first floor family bathroom and en-suite shower room, together with ample off road parking, generous and well-maintained gardens and far reaching countryside views. All located in the popular village of Milden.

The property benefits from high performance glazing throughout and oil fired central heating, including underfloor heating throughout the ground floor with zone control.

As you enter the property, there is a spacious hallway with two full-height windows to the front, an attractive oak staircase rising to the first floor and doors to the open plan kitchen/living/dining room and cloakroom, which has a modern white suite comprising a low level wc and pedestal wash basin.

The open plan kitchen/living/dining room benefits from an abundance of natural light, with full-height windows to the front, full-height windows and a further window to the rear overlooking the gardens and bi-folding doors overlooking and leading out to the same. The kitchen itself comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, Rangemaster cooker with hob and extractor above and a range of high quality integrated appliances.



# Barden

On the first floor, there is a galleried landing with windows to the front offering stunning views over the countryside and doors to the bedrooms and family bathroom. Bedroom 1 has large windows to the side offering fabulous far reaching countryside views and a door to an en-suite shower room. Bedrooms 2 and 3 are also double rooms with windows to the rear overlooking the gardens and countryside beyond. The family bathroom has a window to the rear and a modern white suite comprising a low level wc, wash basin with storage below and a panelled bath with shower attachment.

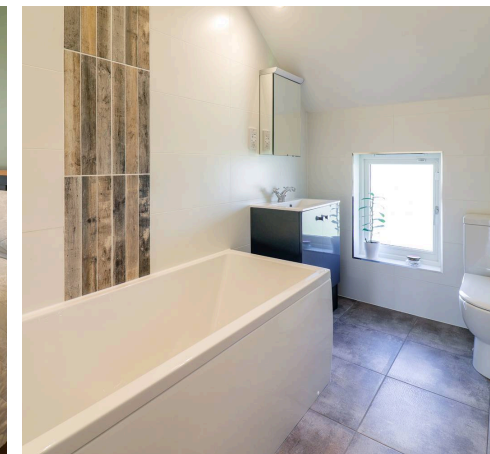
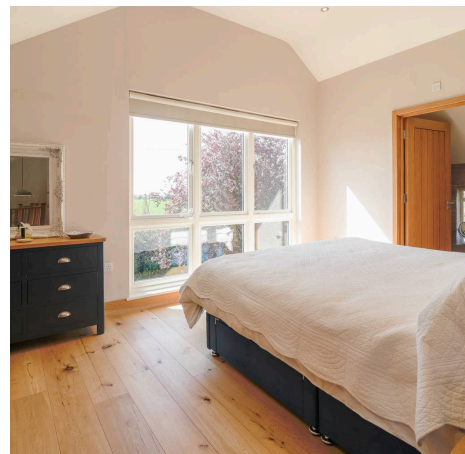
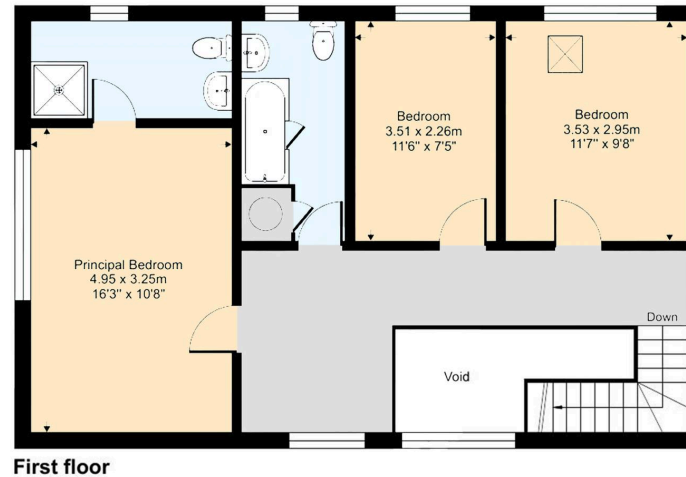
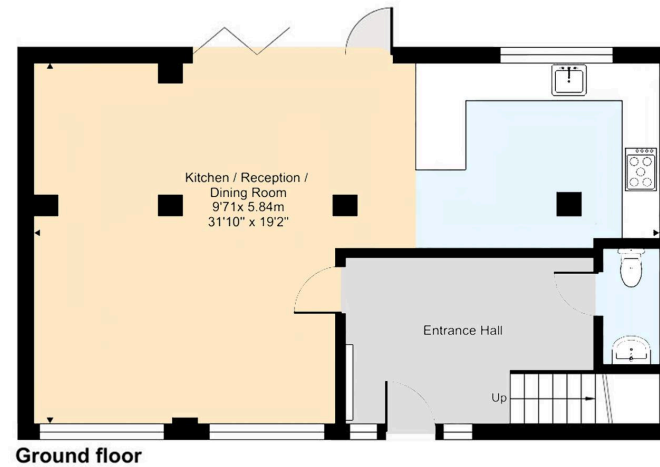
Outside, to the front, there is a gravelled driveway providing off road parking for up to four vehicles and a gate accessing the rear gardens, which are laid mainly to lawn with a terraced seating area, well established tree and a garden shed. All bounded by a mixture of fencing and hedging.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



# FROST

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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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