

*On the instructions of the Diocese of St Edmundsbury & Ipswich
A four bedroom detached house forming part
of a popular and established development in
the rural village of Barningham, between
Diss and Bury St Edmunds.*

Guide Price
£425,000 Freehold
Ref: P7593/J
8 St Andrews Close
Barningham
Bury St Edmunds
Suffolk
IP31 1EQ



Entrance hall, 18' sitting room, dining room, kitchen, study, utility room and cloakroom.

Principal bedroom with en-suite shower room.

Three further bedrooms and bathroom.

Double garage and generous shingled driveway.

Gardens to the front and rear.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property forms part of St Andrews Close in the rural village of Barningham. The village benefits from a Spar village store with post office, a public house, The Royal George, a CEVC primary school, village hall and playing field.

Further facilities are available in the larger towns of Thetford, 8 miles, Diss 11.5 miles, and Bury St Edmunds, 13 miles. Diss benefits from direct rail services to London's Liverpool Street Station which take 80 minutes.

Description

Built approximately 20 years ago, 8 St Andrews Close is a relatively spacious four bedroom detached house with detached double garage, generous shingled driveway and gardens to the front and rear.

St Andrews Close is a popular and established development of just 14 houses, which is located opposite St Andrew's Church and just a short distance to the north of the centre of the village. The property presents generally well throughout, although it could benefit from some updating in areas. In all the accommodation extends to nearly 1,400 sq. ft (130 sqm) and comprises an entrance hall, 18' sitting room, dining room, kitchen, study, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom with fitted wardrobe cupboards and an en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom.

Outside there is a generous shingled driveway beside the property, that leads to the detached double garage, approximately 5.5m x 5.4m. Enclosing the driveway to the front is an area of garden that contains a number of mature trees, whilst to the rear there is a fully enclosed and relatively private garden that is predominantly laid to grass for ease of maintenance, but with a patio area immediately adjoining the rear of the property, that can be accessed from the sitting room.











8 St Andrews Close, Barningham

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft

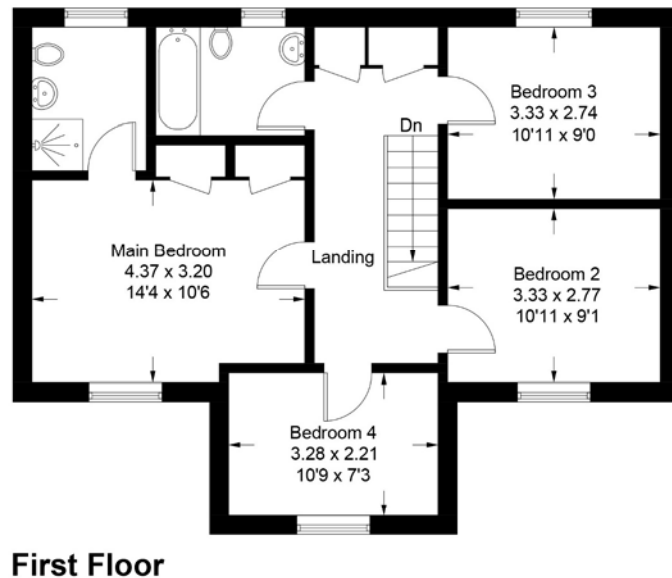
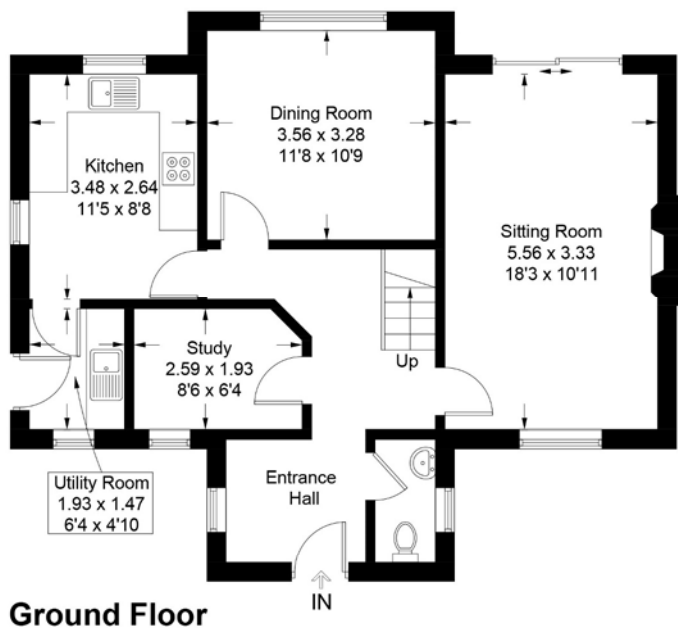


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224338)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band E; £2,773.70 payable per annum 2025/2026

Local Authority - West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU - Tel: 01284 763233

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2025



Directions

Proceeding in an easterly direction on the A143 Bury Road, turn left onto The Street where signposted to Hepworth. Continue through Hepworth and onto the Barningham Road. Continue into the centre of the village, and straight over the crossroads onto Church Road, taking the second turning on the right into St Andrew's Close where the property will be found a short way along on the left hand side.

For those using the What3Words app:
/// reforming.port.tube



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.