

# Balmforth

Estate Agents, Valuers & Letting Agents



5 Temple Close, Icklingham, Bury St. Edmunds,  
Suffolk, IP28 6QD

Asking Price £395,000



Nestled within the picturesque village of Icklingham, this beautifully presented and extensively refurbished four-bedroom detached bungalow is available within a quiet private cul-de-sac. With plenty of nature reserves and local walking hotspots nearby, this is an excellent opportunity to move to such a charming and peaceful village.

Upon entering the hallway, double doors open out into the immaculately presented and modernised kitchen/diner with some integrated appliances and storage throughout, with the utility room off to the side.

Further double doors lead to a roomy and cozy lounge with an open fireplace, and patio doors leading out to the rear garden. Down the hallway you'll find four spacious double bedrooms three with integrated storage, and an updated and stylish ensuite and family bathroom.

Externally, the home features a well-presented rear garden with patio area and pergola, and benefits from its own garage and double off-street parking.

In more detail the accommodation comprises of:

#### HALLWAY

Integrated storage, double doors leading to:

#### KITCHEN/DINING ROOM

Range of floor and wall-based storage, with centre worktop/island with seating for six. Integrated oven, electric hob and cooker hood. Space for a double fridge freezer and freestanding washing machine/dishwasher, window to rear. Double doors leading to:

#### UTILITY ROOM

Plumbing for washing machine and dryer, boiler

#### LIVING ROOM

Open fireplace, double patio doors leading to the rear garden

#### BEDROOM ONE

Integrated storage, window to rear

#### EN SUITE

Enclosed shower, low level WC, basin, window to side

#### BEDROOM TWO

Integrated storage, window to front

#### BEDROOM THREE

Integrated storage, window to front

#### BEDROOM FOUR

Window to front

#### FAMILY BATHROOM

Bath with shower, low level WC, basin, window to side

#### OUTSIDE

Range of mature shrubbery to front, double off street parking, garage with power and pathway to the front door. A side gate leads to the private rear garden with patio and pergola.

Tenure: Freehold

Heating: Oil heating

Parking: Garage with off street parking

Windows/doors: UPVC double glazing

#### AGENTS NOTES:

1. Further background information and data as required under the "Material Information" are available in the brochure QR code or [https://sprift.com/dashboard/custom-ipr-report/?access\\_report\\_id=3856993](https://sprift.com/dashboard/custom-ipr-report/?access_report_id=3856993)

#### ::Location::

Icklingham village takes its name from an Iron Age tribe, the Iceni, who lived in the area and has the remains of a Roman settlement to the South-East. The village is surrounded by the Breckland Farmland Site of Special Scientific Interest and close to the Breckland Forest SSSI, both of which cover large area of Breckland and are two of the largest SSSI areas in England. The A14 easy access to the A11 five ways roundabout and its subsequent road services through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east are easily accessible. Icklingham is also home to the popular pub 'The Guinness Arms'.

#### ::Viewing::

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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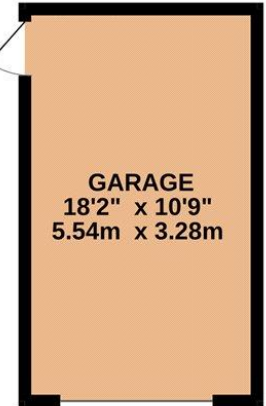
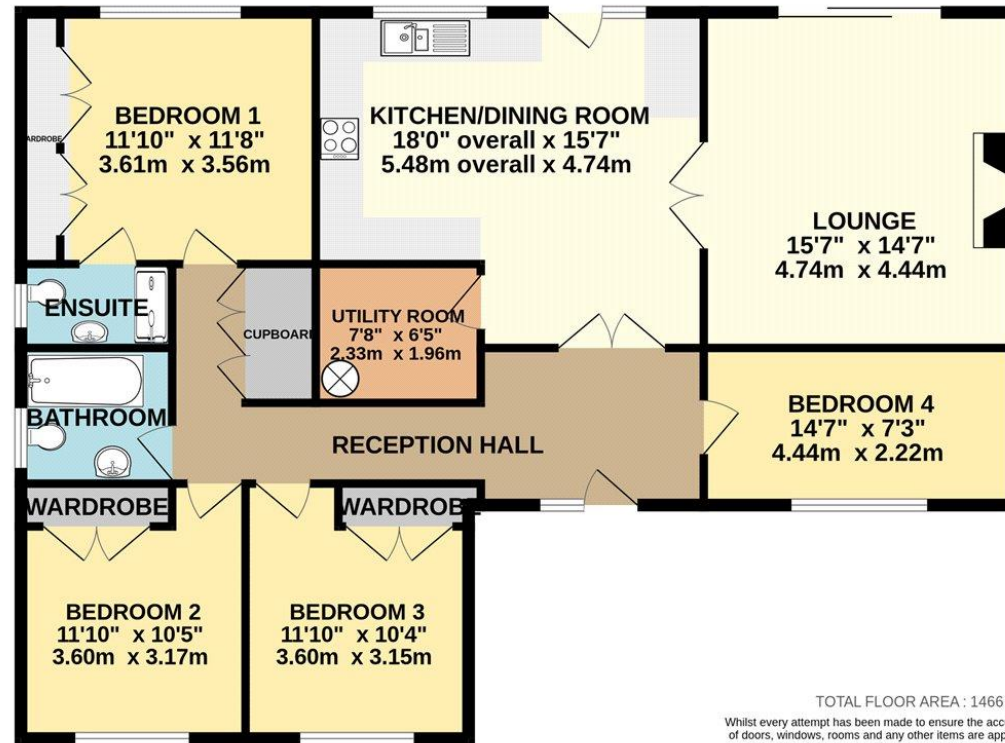


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Area Guides



Material  
Information  
Brochure

GROUND FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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## DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>