



Carlisle House, Water Lane

£375,000 Freehold

Rural living meets updated interiors in this three-bedroom chalet-style bungalow, set in the sought-after village of Barnham. Benefit from the best of both aspects with a peaceful countryside setting while remaining close to essential amenities, including schools, shops and transport links. The spacious internal area features an open-plan living and dining area, a sunroom overlooking the landscaped garden and a well-equipped kitchen with ample dining space. With two generously sized upstairs bedrooms, a versatile third bedroom downstairs, and two well-appointed bathrooms. A large brickweave driveway, single garage, and stunning outdoor spaces complete this fantastic property.

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The Location

Located in a charming rural village in Suffolk, Carlisle House offers the perfect blend of countryside living with easy access to the vibrant town of Bury St Edmunds. As part of the Bury St Edmunds council, the property benefits from a range of amenities including a cinema, excellent rail links, and an extensive



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Bury St Edmunds is known for its bustling atmosphere, offering everything from schools and retail parks to beautiful parks and green spaces. For those commuting, the area is well-connected with access to the A11, making it an ideal location for a rural lifestyle without sacrificing modern conveniences.

Water Lane

This well-presented three-bedroom chalet-style bungalow offers a perfect blend of modern living and village charm. Set on a generous plot in the heart of Barnham, a sought-after Suffolk village, this home provides a peaceful setting with a strong sense of community. With scenic countryside walks nearby and local gatherings bringing residents together, it's an ideal place to enjoy a relaxed yet connected lifestyle.

The property is designed for both comfort and practicality, featuring a spacious L-shaped living and dining area that flows into a sunroom. From here, you can take in views of the beautifully landscaped rear garden, which boasts a full-width patio—perfect for outdoor dining, summer entertaining, or simply unwinding while overlooking the orchard.



Ground Floor
1170 sq.ft. (108.7 sq.m.) approx.

1st Floor
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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