



**Windwhistle,
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

This exceptionally well-presented detached house occupies a lovely position on the village outskirts and is well placed for countryside walks. The property has been sympathetically enlarged by the current owners and provides light spacious versatile accommodation that is further complemented by a double garage, ample parking and established gardens.

An exceptionally well-presented detached house with stunning kitchen/dining/living room, established garden and far-reaching countryside views.

RECEPTION HALL: A spacious inviting area with oak wood flooring running throughout. Fireplace with stone surround and hearth. Staircase off and oak double doors opening to:-

DRAWING ROOM: With an emphasis on natural light and taking full advantage of the far-reaching field views with a wall of glass and a further set of double doors opening on to terracing and the garden beyond. There is recessed bench seating either side of a raised log burning stove.

Inner Hall: Door to double garage and door to:-

STUDY: With an extensive range of display shelving, storage cupboards, desk space and offering potential to be snug, playroom, etc if required.

KITCHEN/DINING/LIVING ROOM: A simply stunning room with 13ft high vaulted ceiling and a full height wall of glass designed to take full advantage of the far-reaching fields/countryside views. The dining/living area has an oak wood floor running throughout, and a further 9ft wide wall of glass/bi-fold doors which in turn opens on to terracing. The kitchen area has been finished with an extensive range of attractive matching modern units and a large island unit finished with thick granite

worktops incorporating a stainless-steel sink unit and mixer tap over. Space/point for a large electric/gas range with fitted extractor hood over. Integrated dishwasher and space/point for American style fridge/freezer.

UTILITY/BOOT ROOM: A useful room with a door to the garden. Finished with an attractive tiled floor, granite style worktops and inset single drainer sink unit with mixer tap over. Storage cupboards, plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

First floor

LANDING: A spacious area with access to loft storage space and doors to:-

BEDROOM 1: With a 10ft high vaulted ceiling, large bay window.
Dressing room: 7'10" x 7'5".

ENSUITE: Attractively tiled with a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

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BEDROOM 2: Currently utilised as the main bedroom and enjoying far reaching field views.

Dressing Area: 8'5" x 4'. Fitted wardrobes and door to:-

ENSUITE: Large fully tiled shower cubicle, heated towel rail, WC and enamel wash hand basin inset within a solid wood worktop including storage below.

BEDROOM 3: Enjoying lovely views over the garden. Large built-in double wardrobes.

BEDROOM 4:

FAMILY BATHROOM: Double ended bath with shower over. Heated towel rail. WC and wash hand basin with storage below.

Outside

A large gravel drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

DOUBLE GARAGE: With twin up and over doors, power and light.

The garden is one of the property's most attractive features, enjoying a high degree of privacy with a large open expanse of lawn complemented by established trees, colourful shrubs, large terraces and a boundary hedge kept at a sensible height to take full advantage of the far-reaching field views.

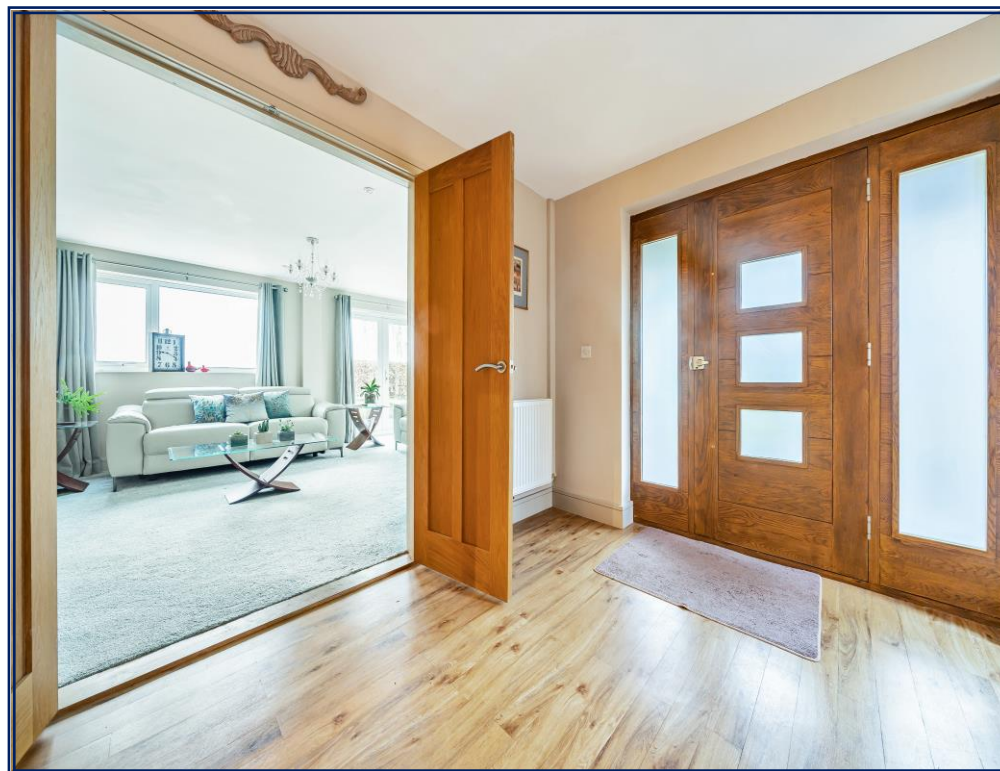
SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2494 – 2023.

EPC RATING: Currently awaiting report.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



East Barton Road, Great Barton, Bury St. Edmunds, IP31



Approximate Area = 2303 sq ft / 213.9 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 2646 sq ft / 245.8 sq m

For identification only - Not to scale

