



DAVID
BURR

Sunnyside
Great Barton, Suffolk



Sunnyside, Livermere Road, Great Barton, Suffolk, IP31 2QE

Great Barton is a popular village with a post office, pre-school, garage/shop, 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).

A fantastic example of a single storey property which has been subject to a steady programme of high specification upgrades and extensions during the current owner's tenure. Of particular note is the exceptional kitchen/breakfast/dining/sitting room located to the rear of the property, formatted in an 'L' shape with a duality of living and kitchen space, forming the hub of the home and measuring approximately 23 feet in width. The remaining accommodation comprises three double bedrooms, one of which benefits from an en-suite with a further high specification family bathroom. Finally, the property benefits from a studio/annexe located to the front of the property which the current owner uses to run a business from home.

A high specification single storey home with exceptional attention to detail, delightful rear gardens, ample off-road parking and a purpose-built home-working studio/annexe.

Entrance door to;

ENTRANCE HALL: With engineered oak flooring and access to principal rooms and open plan to;

KITCHEN/BREAKFAST/DINING/SITTING ROOM: With a continuation of oak flooring and tastefully divided to afford a separation of spaces, equally capable of being used as one substantial entertaining space. This is an exceptional addition to the rear of the property, undoubtedly forming the hub of the home. Upon entry from the hallway, the room initially comprises a dining area; which in turn leads to the sitting area and kitchen/breakfast room beyond. The kitchen is finished with a high specification set of base units comprising oak work surfaces and a number of integrated appliances including a ceramic butler sink inset with drainer and mixer tap over and dishwasher. There is space for a cooker which is currently free-standing and will be removed upon a sale. A walk-in pantry provides shelving for long-life goods and finally, there is a near-central island finished with a bespoke granite work surface, providing additional storage under and convenient electrical sockets.

The room is finished with Bi-fold doors leading to the rear terrace and a double height dormer window provides natural light over the kitchen space. Open plan to the;

UTILITY ROOM: With additional space for white goods including washing machine, American style fridge freezer and a door leading to the side of the property.

MASTER SUITE: A delightful double bedroom located to the front of the property, afforded a good degree of natural light and benefitting from exposed wood flooring and elegant wood panelling. The bedroom itself is open plan to the **WALK-IN DRESSING AREA:** Providing space for freestanding storage and door to; **EN-SUITE SHOWER ROOM:** With wood effect flooring, shower with glass sliding door and a white suite comprising W.C, hand wash basin and vanity unit, chrome heated towel rail and frosted window to side. The bedroom itself is finished with window to side and bespoke fitted shutters.

BEDROOM 2: Another double bedroom with window to front aspect and space for free-standing storage.

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BEDROOM 3/SNUG: A cosy space located to the rear of the property offering a tucked away feeling from the remainder of the principal accommodation. This room is very versatile, currently being used as a snug and enjoys an outlook to the rear aspect.

FAMILY BATHROOM: Of exceptional design with a hotel suite style and feel. The family bathroom offers a white suite comprising W.C, handwash basin, free-standing claw-footed slipper bath and chrome heated towel rail as well as sky light windows providing natural light.

ANNEXE/ HOMEWORKING STUDIO: Currently used as a premises for a successful Dog grooming business, the studio is entirely self-contained and has a wealth of work spaces with separate facilities to include a **SHOWER ROOM**. This unit benefits from independent services and personnel access to the front of the property and driveway.

Outside

The property is accessed via a gravel driveway affording parking for a number of vehicles. A low-level fence subsists between Sunnyside and the neighbouring property. To the rear, the gardens have been delightfully landscaped over recent years, initially comprising a terrace immediately abutting the rear of the property and a variety of useful outbuildings which in turn lead to formal gardens with an area of lawn which is interspersed with a variety of specimen trees and shrubs.

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

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, IP33 3YU.

COUNCIL TAX BAND: B - £1,484.72 per annum.

EPC RATING: E

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

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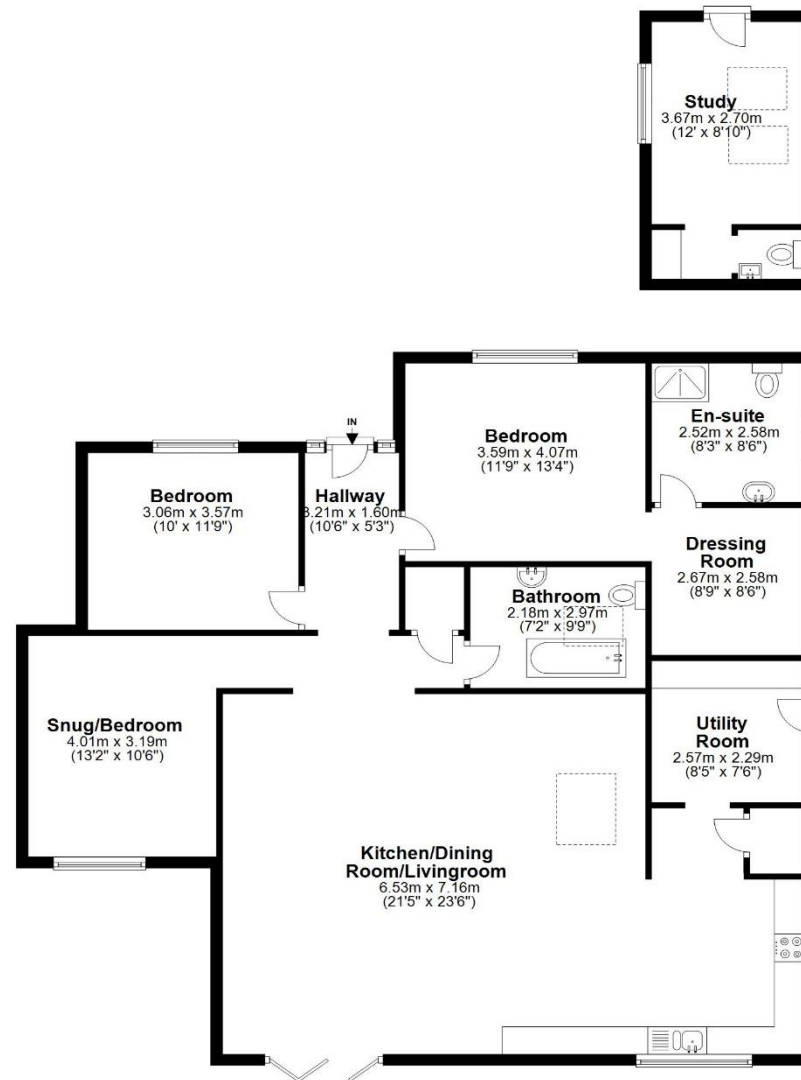
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Ground Floor

Approx. 149.7 sq. metres (1611.1 sq. feet)



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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