



**9 Anglesey Place,
Great Barton, Suffolk.**

**DAVID
BURR**



9 ANGLESEY PLACE, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2TW

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. There are a number of countryside walks and a cycle route into Bury St Edmunds where there is a more comprehensive range of facilities. 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 particularly spacious detached family home enjoying an expansive accommodation schedule in the region of 2,000 square feet, set in a quiet cul-de-sac location on the outskirts of Bury St. Edmunds in this well-regarded Suffolk village enjoying private mature grounds of **approximately 0.45 acres**. Of particular note is the 23ft sitting room/dining room with triple aspect windows to front, rear and side. The property is offered for sale with **NO ONWARD CHAIN**.

An expansive detached family home with an accommodation schedule in the region of 2,000 sq. ft. in this highly sought after location just outside Bury St. Edmunds. NO ONWARD CHAIN.

ENTRANCE HALL: Providing access to the principal rooms and with exposed staircase rising to the first floor.

SITTING ROOM: A beautiful triple aspect room flooded with natural light and enjoying mature elevations to the front, rear and side, notably with French style double door providing a wonderful view of the rear garden and access to the terrace immediately abutting the rear of the property. The focal point for the room is the brick fireplace and hearth upon which it is set with an integrated log burning stove and adjacent log store. Open plan to:-

DINING ROOM: With a 7'10" wide window overlooking the rear gardens and providing ample space for formal dining and entertaining.

KITCHEN/BREAKFAST ROOM: Recently re-fitted with a range of matching wall and base units with composite worksurfaces over and a window overlooking the rear garden. Integrated appliances include a stainless steel one and a half bowl butler sink inset with drainer and mixer tap over. Rangemaster cooker with dual oven and 5-ring hob over. There are spaces and plumbing for a dishwasher and undercounter fridge/freezer. Door to:-

BOOT ROOM: With a further stainless-steel sink inset with a drainer and dual taps over. Space for a freestanding fridge/freezer. Personnel door to garage and open plan access to:-

UTILITY ROOM: With worksurfaces and spaces for further white goods to include a washer/dryer and freezer units with a personnel door leading to the gardens.

STUDY: Window to front aspect.

CLOAKROOM: With white suite comprising WC and hand wash basin with frosted window to front.

First Floor

LANDING: Doors to:-

PRINCIPAL BEDROOM: A substantial principal suite initially comprising a double bedroom with window to rear aspect overlooking the gardens. Door to:-

ENSUITE DRESSING ROOM: With fitted wardrobes and space for freestanding storage and door to:-

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ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin and shower with glass hinged door.

BEDROOM 2: A double bedroom with window to front aspect and integrated storage.

BEDROOM 3: A double bedroom with window to rear aspect and integrated storage.

BEDROOM 4: Window to front aspect.

FAMILY BATHROOM: White suite comprising WC and hand wash basin on wall mounted vanity unit with storage under. Panel bath with shower attachment over.

Outside

The property enjoys a private position set back off of a mature greensward with a sweeping gravel driveway leading to the front elevation providing access to:-

DOUBLE GARAGE: With up and over door to the front and a personnel door leading to the boot room.

The front gardens are predominantly laid to lawn with raised borders which are home to a number of specimen trees and shrubs. The rear gardens are a particular delight, enjoying a south-easterly aspect and expansive in nature, predominantly laid to lawn, interspersed only by a handful of specimen trees and shrubs as well as a **KITCHEN GARDEN** and a manmade pond. There is a green house and a substantial terrace immediately abutting the rear of the property, ideal for Alfresco dining and entertaining, while borders are clearly defined by 6ft fencing to all 3 sides offering sufficient security for pets and children etc. In addition, there are double gates providing vehicular access to the rear of the property affording additional parking, for larger vehicles if so required.

In all about 0.45 acres.

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

AGENTS NOTE

The grounds are particularly generous and to this end the property would lend itself particularly well to an extension, subject to the relevant permissions.

WHAT3WORDS: ///widely.rafters.kidney.

BROADBAND SPEED: Up to 75Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2, Vodaphone (source Ofcom).

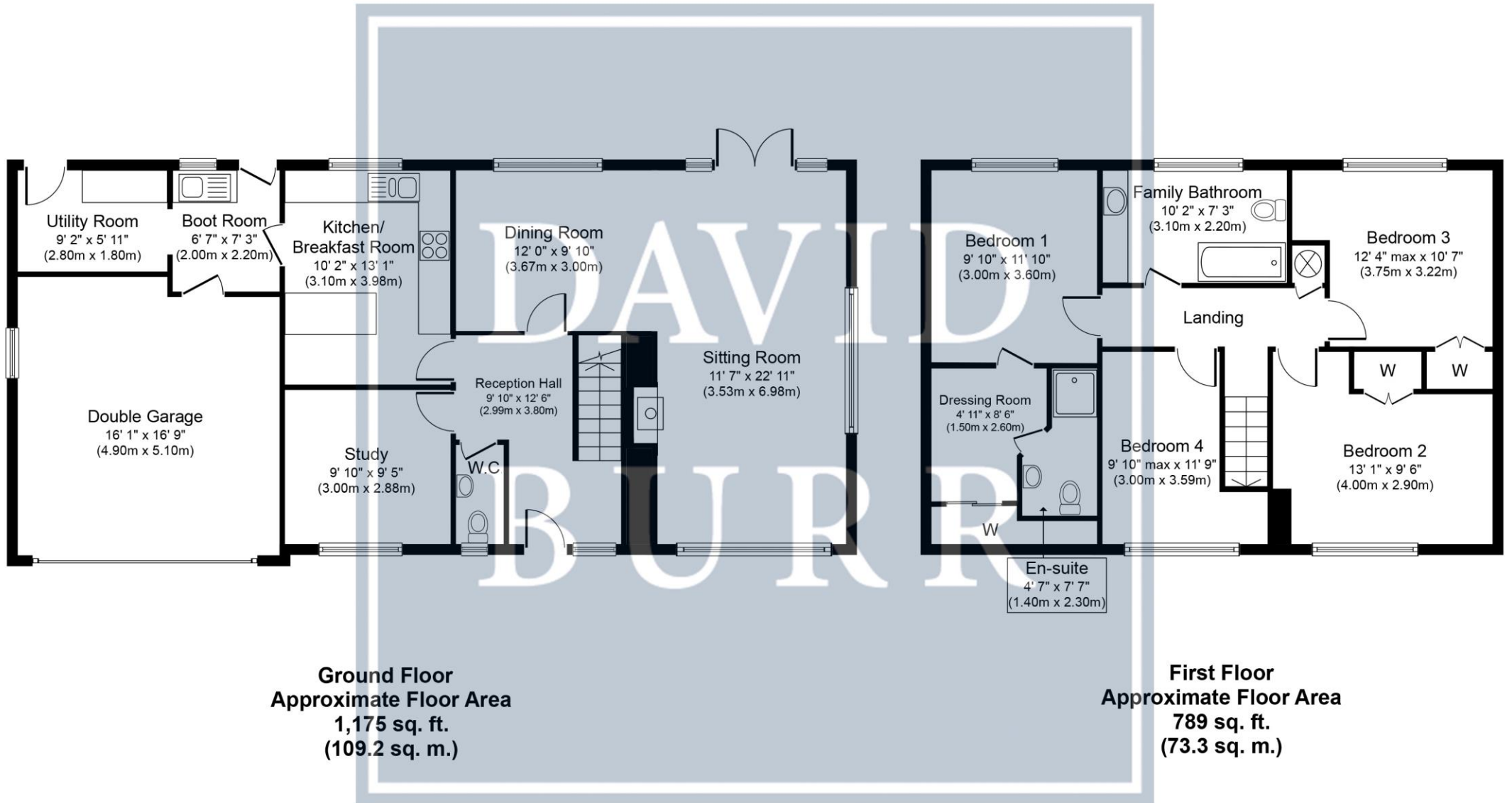
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LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £3,002.41 – 2024.

EPC RATING: E – report available upon request.

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

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