



**11 Garden Close,
The Park, Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



11 GARDEN CLOSE, THE PARK, GREAT BARTON, SUFFOLK. IP31 2SY

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).

An immaculately presented detached family home of generous proportions occupying one of the areas most sought after addresses in The Park in Great Barton. The well balanced and versatile accommodation is complemented by generous grounds in the region of quarter of an acre and a walled garden while retaining ease of access to Bury St. Edmunds town centre.

A beautifully presented and extended detached family home occupying one of the area's most sought after addresses in generous grounds of approximately 0.25 acres.

ENTRANCE HALL: Stairs rising to first floor and door to principal rooms on the ground floor.

SITTING ROOM: A large and versatile room with an inset feature fireplace, window to front aspect and open plan access leading to the garden room.

KITCHEN/BREAKFAST ROOM: A beautifully appointed fitted kitchen with a range of matching wall and base units, integrated appliances including a double stainless-steel sink inset with drainer and mixer tap, gas hob with extractor over, integrated oven, microwave, fridge/freezer and dishwasher. The kitchen and worksurfaces are tastefully divided from the dining area to provide ample space a table and chairs with access to the:-

UTILITY/BOOT ROOM: A useful addition to the side of the property with further worksurfaces and sink inset with drainer and mixer tap. Spaces for white goods to include a washing machine and dryer as well as further wall units and an additional freezer. Personnel door leading to the terrace abutting the rear of the property and door to the garage.

GARDEN ROOM: A versatile addition to the rear of the property, flooded with natural light and with a 2.95m opening with fitted bi-fold doors

opening on to the terrace abutting the rear of the property. Open plan access leading to the:-

DINING ROOM: A versatile space, well positioned for formal dining.

CLOAKROOM: With white suite comprising hand wash basin and WC.

First Floor

LANDING: With airing cupboard.

PRINCIPAL BEDROOM: A double bedroom with views over the rear garden and door to:-

EN SUITE: With white suite comprising WC, hand wash basin, walk-in shower with glass screen and frosted window to front.

BEDROOM 2: Double bedroom with integrated storage and views over the rear garden.

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

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BEDROOM 4: Views over rear garden.

FAMILY BATHROOM: White suite comprising WC, hand wash basin, panel bath with shower attachment over and shower cubicle with folding glass shower screen. Frosted window to front.

Outside

The property enjoys an elevated position in Garden Close with the driveway providing parking and leading up to the front of the property providing additional **AMPLE OFF-ROAD PARKING** for a number of vehicles and access to:-

DOUBLE GARAGE: With double up and over doors, power and light connected. Window to rear.

The rear gardens are among the property's most attractive features with a split level and initially comprising a substantial terrace spanning the breadth of the property and steps leading up to a secondary terrace well placed for Alfresco dining and entertaining, tastefully screened by mature evergreen hedging before extending to the formal lawns. The lawns extend to the rear-most boundary of the property defined by the wall which was once part of the Barton Hall Estate. The gardens are afforded a good degree of privacy to all sides with views of the large specimen trees beyond the rear boundary.

In all about 0.25 acres.

AGENTS NOTE

Please note that Garden Close is accessible by a private road.

SERVICES: Main water, drainage and electricity 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: F - £3,002.41 – 2024.

EPC RATING: D.

BROADBAND SPEED: Up to 47 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///stoppage.dared.elaborate.

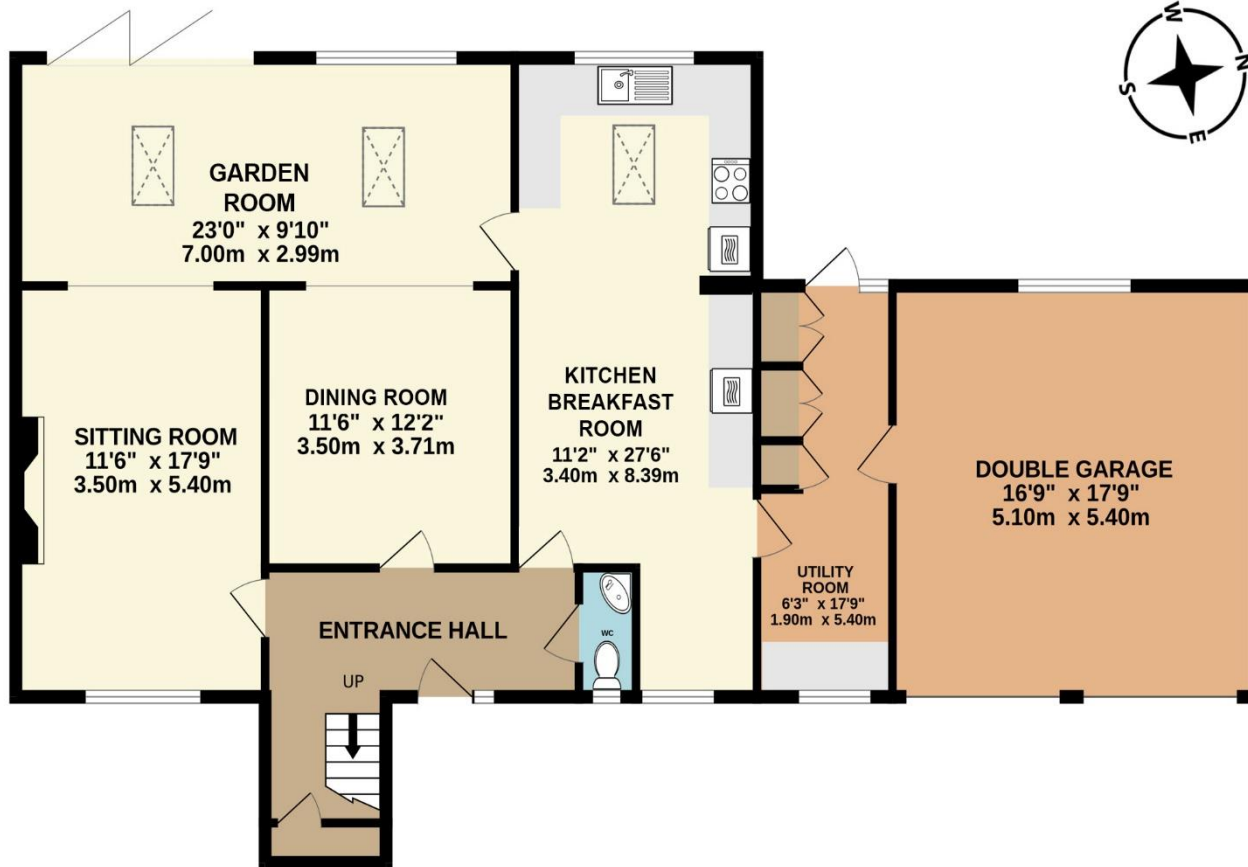
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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.

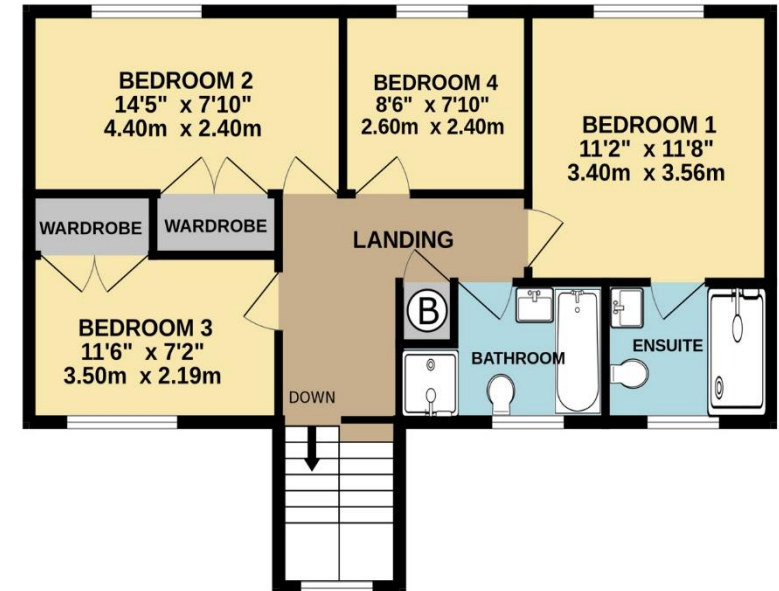


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GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.8 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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