



**Woodlands,
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).

A spacious and well-presented detached bungalow occupying a sought-after address in this ever-popular Suffolk village. In brief the accommodation schedule comprises a 33ft kitchen/breakfast/living room, 3 double bedrooms, one of which is ensuite and a further family bathroom, cloakroom, and utility/boot room. The gardens are among the most attractive features of the property, expansive in nature with mature established grounds comprising a combination of specimen trees and hedges which afford a good degree of privacy. **NO ONWARD CHAIN.**

A rare opportunity to acquire a detached bungalow in The Park with generous grounds amounting to approximately 0.32 acres.

ENTRANCE HALL: A light and airy space providing access to sleeping accommodation and a corridor leading to the:-

KITCHEN/BREAKFAST/LIVING ROOM: A substantial open plan space forming part of a noteworthy extension to the property initially comprising a substantial sitting area with ample scope for entertaining on a large scale with French style double doors opening to the terrace abutting the rear of the property with open plan access to a dining area with further French style doors opening to the central courtyard terrace. The kitchen area comprises a bespoke handmade kitchen comprising a range of worksurfaces and base units set around a Rangemaster gas cooker, Siemens dishwasher and an AEG fridge/freezer. There is an inset butler sink with mixer tap and drainer. Window overlooking the rear gardens.

UTILITY/BOOT ROOM: Providing secondary access to the side of the property ideal for coming in and out with pets and spaces for further white goods as well as an additional sink, inset with drainer and mixer tap. Gas fired boiler.

PRINCIPAL BEDROOM: With window to front aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and walk in shower. In addition, there is a built-in **DRESSING ROOM.**

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

BEDROOM 3: Double bedroom with window to side aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment over and heated towel rail. Frosted window to rear.

CLOAKROOM: Comprising WC and hand wash basin.

Outside

The gardens are among the property's most attractive features and present with a terrace immediately abutting the rear of the property as well as personnel access to one side with a large gate offering vehicular access to the other. The gardens are predominantly laid to lawn with a variety of specimen trees, shrubs and hedges and boundaries are clearly defined by 6ft fencing to all 3 sides.

WOODLANDS, THE PARK, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2SU

To the front there is a large gravel driveway providing ample **OFF-ROAD PARKING** for a number of vehicles. The driveway is configured with an in and out set up providing 2 vehicular access points in a horseshoe shape and the property has an attractive clad elevation to the front, outside power supply and large evergreen hedge providing a degree of screening from the track via which the property is accessed.

In all about 0.32 acres.

AGENTS NOTE

We understand that a Tree Preservation Order applies to trees within the grounds.

Vehicular access is required over the track serving properties within The Park and as such the cost of maintenance is shared

SERVICES: Main are connected. heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,540.50 – 2024/25.

EPC RATING: C.

BROADBAND SPEED: Up to 48 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, 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: ///huddle.rigs.boats.

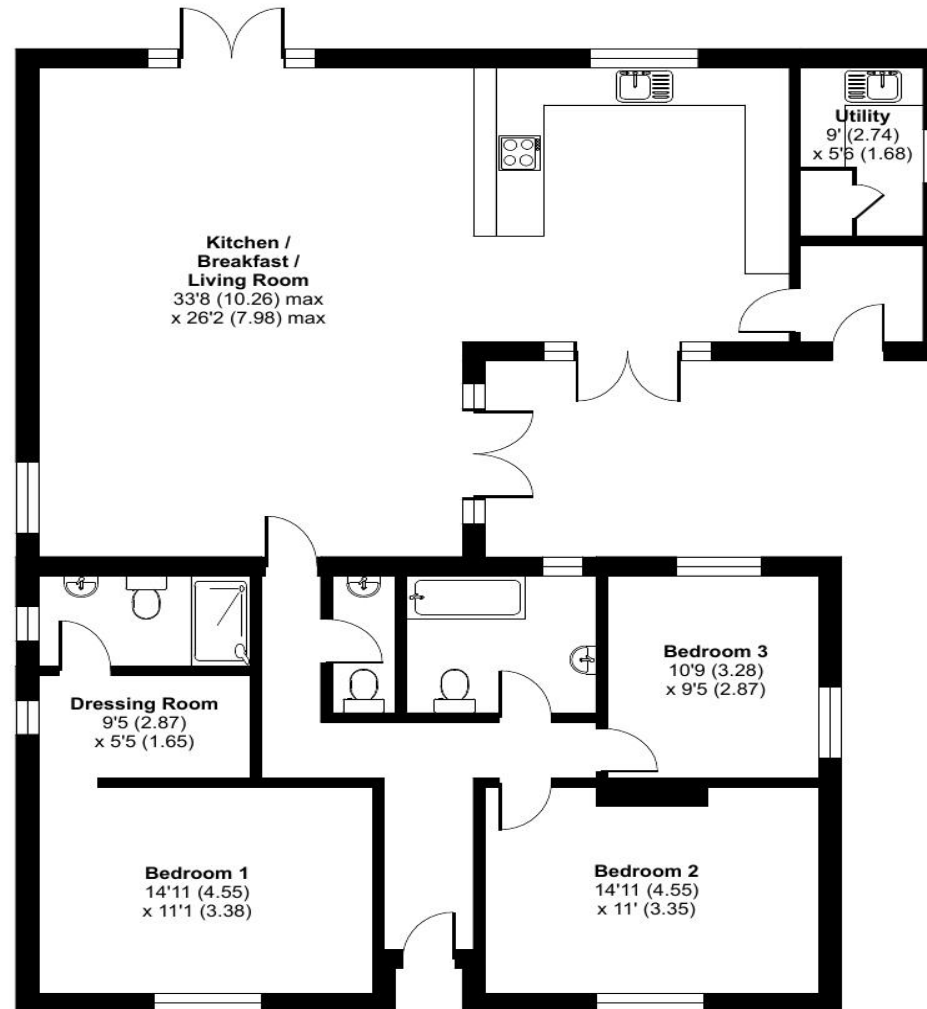
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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.



The Park, Great Barton, Bury St. Edmunds, IP31

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1198148

