



# Chester Place, Great Barton

£575,000

LACY SCOTT  
& KNIGHT

Chartered Surveyors | Property Agents | Valuers & Auctioneers



A very impressive, individual detached property set within its own substantial plot of just under half an acre at the far end of a quiet cul de sac location within this highly regarded and much sought after Hall Park location.

#### LOCATION

Great Barton is generally acknowledged as one of the most popular and sought after villages in this part of West Suffolk situated only three miles from Bury St Edmunds and enjoying a wide range of local facilities. The A14 provides easy access to Stowmarket, Ipswich and Felixstowe to the east and Newmarket, Cambridge. The local facilities include high quality Primary School, catchment area Ixworth Middle School and Thurston Community College, which are both highly regarded.

#### ENTRANCE HALL

13' x 11' 10" (3.96m x 3.61m) Stairs to first floor, smoke alarm, telephone point, door to front with windows either side.

#### CLOAKROOM

Low flush WC, wash hand basin, tiled floor, window to side.

#### RECEPTION ROOM

18' x 15' 1" (5.49m x 4.60m) feature marble fire place with wood mantle surround, television point, glazed sliding double door to garden, double doors to dining room, door to hall, windows to front and garden.

#### DINING ROOM

15' x 14' 3" (4.57m x 4.34m) double glazed sliding doors to conservatory, double doors to reception room, glazed door to hall, window to garden.

#### CONSERVATORY

12' x 11' 4" (3.66m x 3.45m) Tiled floor, double doors to garden, sliding double glazed doors to dining room.

#### STUDY

8'9 x 8' (2.67m x 2.44m) 4 downlights, window to front.

#### KITCHEN/BREAKFAST ROOM

22'7 x 12'7 (6.88m x 3.84m) Narrowing to 3m (9'10) range of wall, base and drawer units including 1 ½ bowl stainless steel sink unit with splashback tiling, space for range cooker with extractor hood over, 2 windows overlooking garden plus double glazed sliding doors to garden, tiled floor, part wood stripped part tiled flooring, recessed area housing two double door pantry cupboards.



#### INNER HALL

Doors to cloakroom and kitchen/breakfast room, plus glazed door to utility room, under stairs storage cupboard, tiled floor, door to hallway.

#### UTILITY ROOM

11' 1" x 8' 2" (3.38m x 2.49m) stainless steel sink unit, tiled floor, 3 door built-in cupboard, half glazed door to garden, radiator, door to boiler room, windows to rear and side.

#### BOILER ROOM

8' 2" x 4' 9" (2.49m x 1.45m) Vokera gas fired boiler, half glazed door to side, tiled floor, water softener, window to rear, door to car port.

#### FIRST FLOOR LANDING

8' 2" x 4' 9" (2.49m x 1.45m) Double door cupboard housing hot water tank, access to loft space via loft ladder, 6 downlights, smoke alarm, window overlooking rear garden.

#### BEDROOM 1

15' 1" x 14' 4" (4.60m x 4.37m) 4 double door wardrobes with shelving, television point, telephone point, 4 downlights plus 3 wall spotlights, windows to rear and side, door to ensuite bathroom.

#### ENSUITE BATHROOM

9' 3" x 5' 10" (2.82m x 1.78m) Panel bath with centrally set mixer taps, pedestal wash hand basin, corner shower cubicle with Mira Event electric shower, low flush WC, half tiled walls, 4 downlights, Dimplex heater, window to rear.

#### BEDROOM 2

15' 1" x 11' 8" (4.60m x 3.56m) Including ensuite shower room area, double door wardrobe with hanging and shelving space, 4 downlights, window to side.



### ENSUITE SHOWER ROOM

Tiled shower cubicle with Mira Event electric shower, low flush WC, vanity wash hand basin, spotlight, window to garden.

### BEDROOM 3

11'3" x 11' (3.43m x 3.35m) plus depth of built-in wardrobe, windows to front and side.

### BEDROOM 4

11'3" x 9'1" (3.43m x 2.77m) plus depth of 2 double door built-in wardrobes, window to front.

### BEDROOM 5

10' x 9'1" (3.05m x 2.77m) Including double door wardrobe, windows to rear and side.

### FAMILY BATHROOM

8' 8" x 7' (2.64m x 2.13m) Panel bath, tiled shower cubicle with Mira Event electric shower, low flush WC, bidet, pedestal wash hand basin with light and shaver point over, corner cupboard, half tiled walls, extractor fan, Dimplex heater, window to rear.

### EXTERIOR

Access to the property is located to the far end of a quiet cul de sac with the property hidden from view. As such a high degree of privacy is gained with the driveway offering ample parking for several vehicles as well as leading to the main entrance, the car port and the double garage. Iron gates to the left of the double garage lead on to a further double garage which is located to the rear within the grounds of the garden.

### CAR PORT

18' 8" x 14' (5.69m x 4.27m) door to rear garden, door to double garage, door to utility room.

### GARAGE

17' 5" x 16' 1" (5.31m x 4.9m) door to car port, fuse box, window to rear, 2 up and over doors to front.

### DETACHED DOUBLE GARAGE

19' 2" x 16' 4" (5.84m x 4.98m) Up and over door to front, window to side, log store to side of garage.



### REAR GARDEN

The property is situated within its own substantial plot of approximately 0.45 acres and is mainly laid to lawn with the majority being enclosed by fence surround which offers a high degree of privacy as it is accessed by a long private driveway.

### DIRECTIONS

From Lacy Scott & Knight's office proceed westwards along Risbygate Street turning right at the first roundabout and continue straight over the next 3 roundabouts after which you will reach the

sugar beet roundabout where Tesco's can also be found. Continue straight over this following along the A143 (Compiègne Way), turn left at the next roundabout and then after a short distance right at the next roundabout at the top of the hill signposted Great Barton. After approximately 1 1/2 miles follow the sharp bend round to the right and after a short distance you will turn left on to Diomed Drive and follow this road round until reaching Chester Place which also be on the right hand side. Continue along Chester Place to the far end where the entrance to the drive will be found. The postcode for this property is IP31 2TL.



#### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

#### Misrepresentation and Notices

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- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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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 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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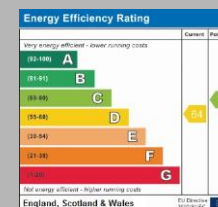


#### SERVICES

Mains drainage, metered water supply, gas fired central heating, electricity connected.

#### COUNCIL TAX

St Edmundsbury Borough Council. Band E.



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