Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

14 Conyers Way, Great Barton,
Bury St Edmunds, Suffolk, IP312RL

Guide Price
£495,000

A superb family home in an excellent village setting

Occupying a prime position in the ever-popular village of Great Barton, this substantially extended detached chalet-style property offers superb family accommodation with a stylish, contemporary finish throughout. The property is somewhat larger than it appears from the outside, offering over 1800 sq ft of versatile accommodation, perfectly suited to modern family life.

The flexible layout is ideal for both entertaining and relaxing, with light-filled living spaces and seamless access to the gardens. There is ample parking to the front, while the rear gardens are a true highlight - being very private with a generous lawn, patio, timber workshop/home gym and a covered bar area, perfect for Summer barbeques and Autumn evenings.

With its spacious and adaptable interiors, the property would suit families, professionals working from home or indeed anyone seeking a stylish yet comfortable home within easy reach of Bury St Edmunds.

- Substantially extended detached family home
- Occupying a sought after village setting
- Hall, sitting room with wood burner, garden room
- Kitchen/dining/family room with dining area
- Utility, large home office/bedroom 5, bathroom
- Principle bedroom, en suite, 3 further bedrooms
- Ample parking, good sized private rear gardens
- Workshop/home gym, bar with terrace

The property, which benefits from gas-fired central heating and uPVC windows, includes:

Ground Floor
A welcoming reception hall leads into the spacious sitting room, featuring a central fireplace with a wood-burner. Sliding doors lead through to the garden room, which has a vaulted ceiling. The hallway also leads into the dining room, which opens into an expansive kitchen/breakfast/family room.

This superb open-plan space is very much the heart of the home and includes room for a large family sofa. The kitchen area has an impressive central island with an inset hob. There are 2 double ovens, a built-in dishwasher, an integrated fridge and freezer, and a fitted water softener. Leading off the kitchen is a useful utility room.

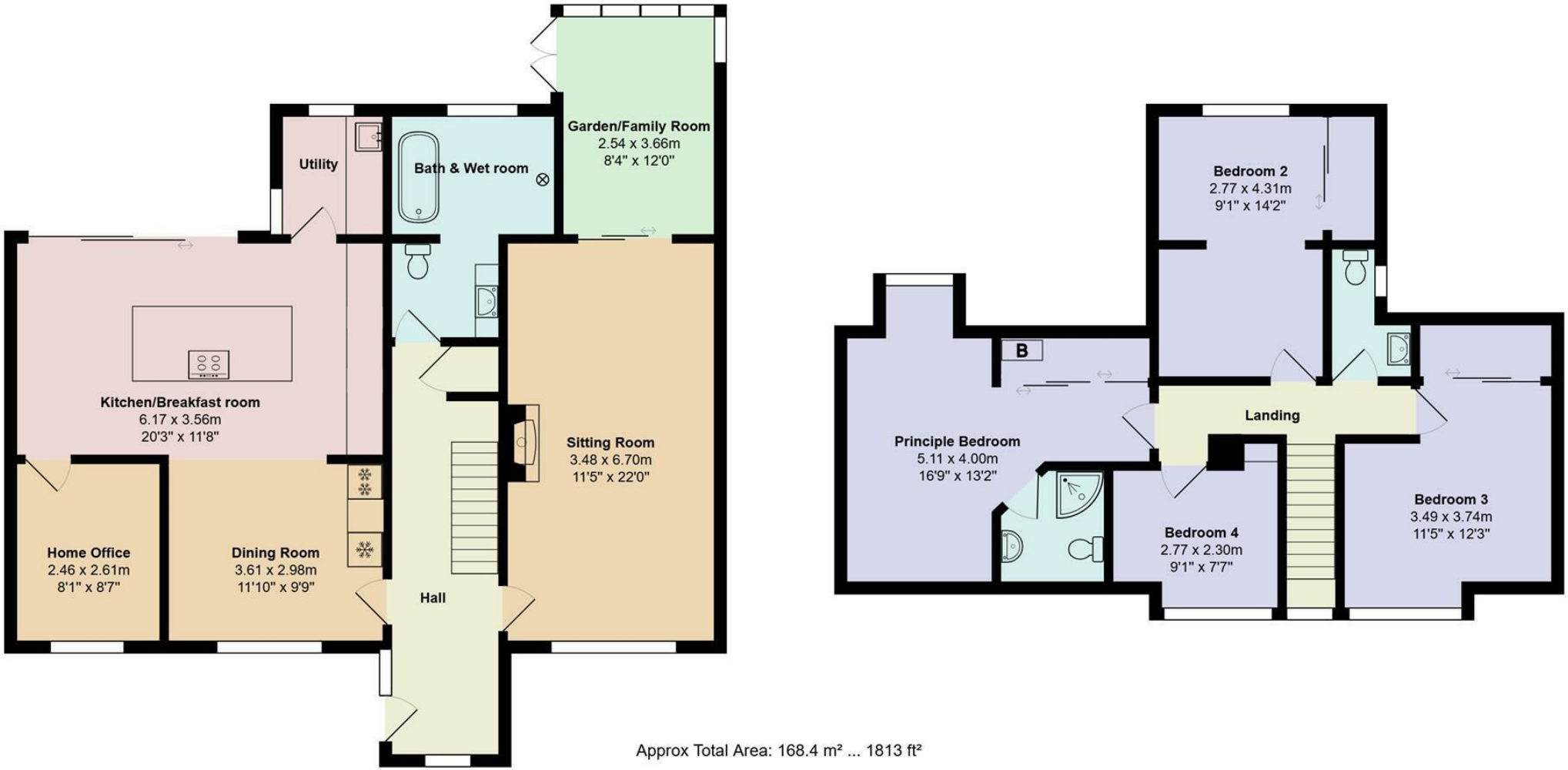
There is also a good-sized home office - perfect for those who have hybrid working schedules. This room could also be used as a 5th bedroom for anyone needing a bedroom on the ground floor. Finally, the bathroom includes a freestanding bath and a boutique-style wet room area.

First Floor
The first floor comprises four well-proportioned bedrooms. The principal bedroom is a superb room with a vaulted ceiling, a range of fitted wardrobes and an en-suite shower room. Bedrooms 2 and 3 are double rooms, each with fitted wardrobes, whilst bedroom 4 is a very comfortable single room. A further cloakroom serves this floor.

Outside
The front of the property is block-paved for ease of maintenance and provides parking for 4 vehicles. To the rear, the gardens are laid mainly to lawn and enjoy a high degree of privacy, with a spacious patio area, timber workshop currently used as a home gym, and an impressive timber-framed bar area with covered terrace—ideal for al fresco entertaining.

Council Tax: West Suffolk - Band D
Energy Performance Rating: C
Services: All main services connected
Broadband: Superfast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)
What3Words ///months.trials.signed

Agents Note: In accordance with the estate agency act 1979, we advise that the vendors are related to a director of Mortimer & Gausden



Approx Total Area: 168.4 m² ... 1813 ft²

This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to an accurate scale and all measurements, windows and openings are approximate.

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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