Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Ellan Vannin, Bury Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2TS

Sometimes a property comes onto the market which delivers on every level – GORGEOUS GARDENS, SUPERB CONDITION and EXCEPTIONAL ACCOMMODATION – and that is certainly the case with this stunning home.

The property is set in established grounds of over 0.5 of an acre and offers over 2700 Sq ft of living space plus a very large garage and workshop.

The flexible nature of the property also means it is suited to those people requiring annexe accommodation or somewhere to run their small business.

- Individually designed and beautifully presented detached home
- Occupying a popular, non estate, village location
- Reception hall, sitting room, dining room, fitted kitchen, utility, conservatory
- 3 Ground floor bedrooms, bathroom, 2 first floor bedrooms, wet room
- Attractively landscaped gardens of well over 0.5 of an acre
- 21ft garage, 21 ft workshop and extensive parking

Guide Price £595,000

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General Information

The property occupies a pleasant non-estate setting, set back from the road and well screened by mature hedgerow and trees. Great Barton offers an extensive range of local amenities including a superb primary school, general store, church, public house and village hall. The historic market town of Bury St. Edmunds is less than 2.5 miles away, offering excellent shopping, recreational and educational facilities. The property is also well located for those requiring good access to the A14, which provides excellent links to Cambridge and London/Stansted Airport via the A11/M11.

If you have been looking for a truly spacious home that is beautifully maintained and provides all the flexibility your family requires - this impressive home is bound to be of interest.

The property, which is served by gas fired central heating and uPVC sealed unit glazing, has a modern bright feel, with all being very well proportioned and having lots of natural light.

On the Ground Floor: The reception hall is over 20ft wide and has a part vaulted ceiling with Velux windows and a staircase to the first floor. There is an attractively fitted kitchen, separate dining room and large conservatory, which flow together to provide the perfect space for entertaining. The spacious sitting room has full-width windows at the far end with views over the side gardens.

The ground floor also has 3 generous double bedrooms, a family bathroom with underfloor heating, utility, boot room and cloakroom. It is worth mentioning that 1 of the bedrooms is currently being used as a home office has in the past had permission for business use.

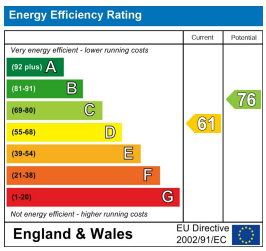
On the First Floor: A galleried landing with large built-in storage cupboard gives access to the Master Bedroom, Bedroom 2 and the stylish wet room, with underfloor heating. Both bedrooms on this floor have sloping ceilings and Velux style windows which flood the room with natural light. The master bedroom is over 21 ft long and is currently being used as an additional sitting room.

Outside
The front gardens are bordered by mature shrubs and trees and have been hard landscaped to provide extensive parking and access to the Garage and Workshop. The gardens then extend around to the side of the house where there is a sheltered patio area and a rather smart Chicken Coop (Cluckingham Palace).

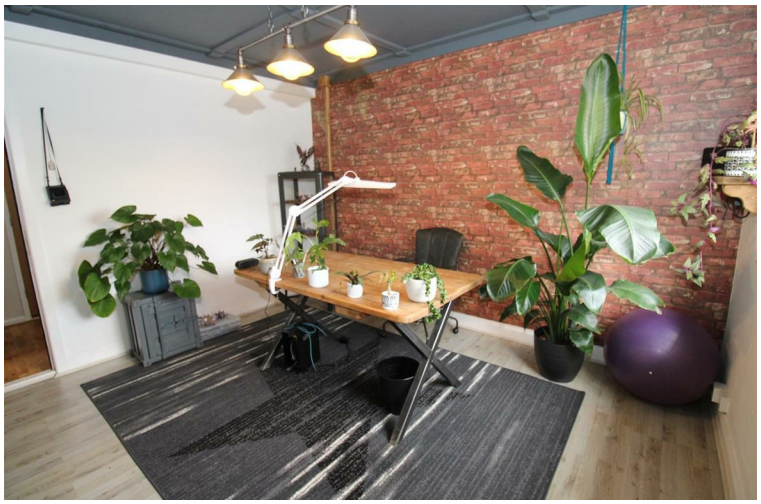
The rear gardens are simply splendid and afford an exceptional degree of privacy and seclusion. Laid extensively to lawn and edged by mature trees and shrubs the gardens include 2 large timber sheds a patio area and raised vegetable plot. There is an open fronted garden room which may be available by separate negotiaon and this provides a wonderful spot to relax and entertain. Finally, the garage and workshop to the side of the property are insulated and have their own electrical circuit. This space is very large and has a variety of potential uses.

Directions
From Bury St. Edmunds proceed north along the A143 Diss Road. On reaching Great Barton continue past the turning to Fornham Road and the property can be found immediately after, on the left as indicated by our for sale board.

Reception Hall 21'2 x 11'5 (6.45m x 3.48m)
Sitting Room 21'5 x 13'3 max (6.53m x 4.04m max)
Dining Room 18'4 x 9'9 (5.59m x 2.97m)
Conservatory 16'3 x 9'3 (4.95m x 2.82m)
Kitchen 12'8 x 12'9 (3.86m x 3.89m)
Utility Room 17'10 x 7'7 (5.44m x 2.31m)
Cloakroom
Boot Room 11'3 x 8'8 (3.43m x 2.64m)
Bedroom 3 13'10 x 12'7 (4.22m x 3.84m)
Bedroom 4 14'11 x 10 (4.55m x 3.05m)
Bedroom 5/Office 12'9 x 11'3 (3.89m x 3.43m)
Family Bathroom 10'6 x 9'3 (3.20m x 2.82m)
Galleried First Floor Landing
Master Bedroom 21'9 x 14'0 (6.63m x 4.27m)
Bedroom 2 14'9 x 14'0+ (4.50m x 4.27m+)
Wet Room 13'11 x 7'4 (4.24m x 2.24m)
Garage 21'3 x 10 (6.48m x 3.05m)
Workshop 21'1 x 10'0 (6.43m x 3.05m)



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 fitting. 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 web site, please contact our offices immediately.

Bedroom 3
Bathroom
Conservatory
Workshop
Sitting Room
Utility Room
Kitchen
Dining Room
Boot Room
Garage
Bedroom 4
Reception Hall
Bedroom 5
Bedroom 2
Cupboard
Wet Room
Master Bedroom
Galleried Landing

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