Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

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

This extended and much improved detached chalet style bungalow is located in the sought-after village of Great Barton and is offered for sale CHAIN FREE.

Set in large private established gardens, the property has extensive parking and a useful double garage/workshop with a new roof. As is often the case with bungalows, there is much more accommodation than meets the eye, making an internal viewing essential

- Deceptively spacious detached chalet style bungalow in Great Barton
- Occupying a large plot of approximately 1/2 an acre (STS)
- Large sitting room, separate dining room, kitchen/breakfast room
- Utility room, WC, 2 ground floor bedrooms & bathroom
- 2 first floor bedrooms and bathroom, gas central heating
- Extensive parking, double garage, workshop & potting shed
- Offered for sale CHAIN FREE

Guide Price £500,000

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General Information

The property occupies a pleasant non-estate setting in the popular village of Great Barton. The village 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.

The property is thought to have been built in the 1950s and since then the attic rooms have been added and the ground floor has been substantially extended. Having been much improved by the current owners, the accommodation, which is served by gas fired central heating and majority Upvc sealed unit glazing, offers a flexible layout making the property suitable for a wide range of buyers.

As is typical of properties of this era, the rooms are well proportioned and there is the benefit of good natural light, which is aided by an abundance of Velux style windows. The dining room features a large bay window and the sitting room has an impressive vaulted ceiling, built-in gas fire and french doors leading out to the rear patio. The kitchen/breakfast room is well appointed with plenty of space for a table and there is a good-sized separate utility room, WC and bathroom. Both ground floor bedrooms are double in size, one having french doors leading onto a small paved courtyard patio. On the first floor, there is a good-sized double bedroom, a single bedroom and bathroom. In our opinion, this spacious property makes a superb family home and viewing is highly recommended.

Outside
As previously stated, the property is set within a generous plot which we understand from our vendor is in the region of 1/2 an acre (STS).

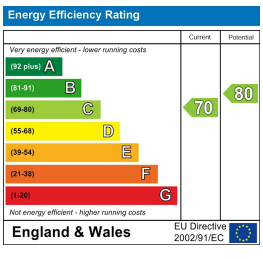
The gardens to the front of the bungalow are of open plan design, laid mainly to lawn with mature shrubs. A driveway to the side of the property leads to a large parking area and a double garage, which has just had a new roof, has power and lighting connected and incorporates a workshop and potting shed.

The large rear gardens are perfect for a growing family, with extensive space for trampolines, climbing frames and paddling pools. There are a variety of specimen shrubs and trees together with a small separately fenced off “meadow” area at the rear. The fully fenced garden provides excellent levels of screening and privacy”

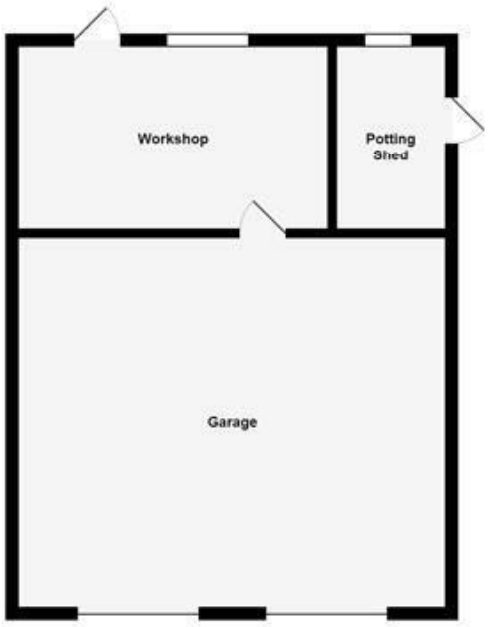
Directions
From Bury St. Edmunds proceed north along the A143 Diss Road. On reaching Great Barton continue past the turning to Fornham Road and the property can be found on the left as indicated by our for sale board.

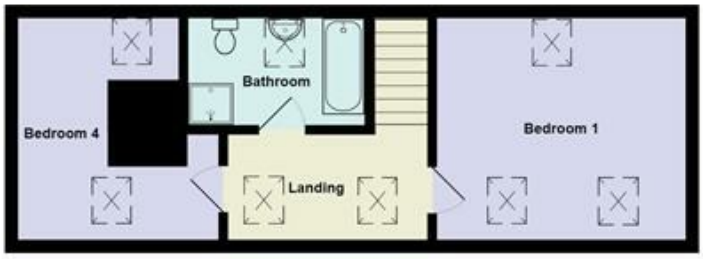
Entrance Hall
Dining Room 15'5 x 11'3 (4.70m x 3.43m)
Kitchen/Breakfast Room 15'5 x 11'2 (4.70m x 3.40m)
Utility Room 10'1 x 7'1 (3.07m x 2.16m)
WC
Sitting Room 16'2 x 13'7
Inner Hall
Bathroom
Bedroom 2 13'11 max 11'6 min x 10'5 (4.24m max 3.51m min x 3.18m)
Bedroom 3 12'1 max 10'3 min x 10'1 (3.68m max 3.12m min x 3.07m)
First Floor Landing
(First floor bedrooms have sloping ceilings)
Bedroom 1 14'0 x 12'0 (4.27m x 3.66m)
Bedroom 4 12'0 max 4'3 min x 11'8 max 4;10 min (3.66m max 1.30m min x 3.56m max 1.22m;3.05m min)
Bathroom

Garage 22'0 x 20' (6.71m x 6.10m)
Workshop 20'0 x 10'0 (6.10m x 3.05m)
Potting Shed 10'0 x 6'0 (3.05m x 1.83m)



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.


Workshop
Potting Shed
Garage


Bedroom 4
Bathroom
Landing
Bedroom 1

Wc
Utility Room
Sitting Room
Kitchen / Breakfast Room
Inner Hallway
Bedroom 2
Dining Room
Hallway
Bathroom
Bedroom 3