Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# Mevid, 15 Mere Close, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PE

ONE BUNGALOW, TWO VERY DIFFERENT OPTIONS

This individual detached bungalow offers a comfortable level of accommodation and is set in large gardens. You may wish to do some updating, but otherwise, it's 'good to go'.

Alternatively, permission has now been granted to substantially extend the property on both the ground and first floor. This would almost triple the size of the existing bungalow and provide over 2800 sq ft of accommodation – the result being a truly stunning home.

- Well located individual detached bungalow with large gardens
- Planning consent to be extended and completely transformed
- Sitting room, dining room, kitchen, 3 bedrooms, bathroom, conservatory
- Gas central heating, sealed unit glazing. Single garage, ample parking
- Potential for 10 metre wide kitchen/dining/ living room and 5 bedrooms

## Guide Price £425,000

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# 15 Mere Close, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PE

## General Information

The property occupies a pleasant village setting, close to open countryside and within easy reach of local amenities. Great Barton is a much sought after village and offers an extensive range of local amenities including a superb primary school, general store, church, public house and village hall.

Mevid is thought to have been built in the early 1960s, and was recently purchased by the present vendors with the intention of substantially extending the bungalow as part of their own 'Grand Design'. Having made some improvements and gained planning consent, the vendor's own circumstances have changed which means they are regrettably now unable to complete the project themselves.

In our opinion, the existing bungalow has much to offer, with good sized rooms, a lovely setting and large gardens. As an alternative, the new plans would see the property almost tripling in size with the addition of 3 double bedrooms to the first floor including a master suite with a dressing room, en suite and balcony. The ground floor would include 2 further double bedrooms, a shower room, a study and a utility.

The plans also include a very large kitchen/dining/living room - providing a wonderful family space and the perfect area for entertaining. Large bi-folding doors would lead out into the gardens and bathe the area in lots of natural light.

Full details of the plans and planning consent can be viewed on the St Edmundsbury Website https://planning.westsuffolk.gov.uk or by copying the full link below into your browser.

https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=RIKF93PDMA500&activeTab=summary

Outside.
The gardens to the front of the bungalow are of a good size with an open plan design, being laid to lawn with some hard landscaping. A driveway provides plenty of parking and gives access to the single garage.

A side access leads to the large rear gardens which afford a good degree of privacy and seclusion. The gardens have in the past been a very productive vegetable plot and include a greenhouse, garden shed and an area of orchard/ fruit trees towards the rear boundary.

COUNCIL TAX - BAND D

Directions
From Bury St. Edmunds proceed north along the A143 Diss Road. On reaching Great Barton continue past the garage and on reaching the Bunbury Arms public house, turn right at the crossroads onto Thurston Road. Turn left onto the Pakenham Road then next right into Mere Close.

## EXISTING LAYOUT

**Entrance Porch**

**Sitting Room 20'9 x 9'11 (6.32m x 3.02m)**

**Dining Room 15'4 x 8'10 (4.67m x 2.69m)**

**Kitchen 9'10 x 9'1 (3.00m x 2.77m)**

**Conservatory 9'1 x 5'10 (2.77m x 1.78m)**

**Bedroom 1 12'0 x 9'6 (3.66m x 2.90m)**

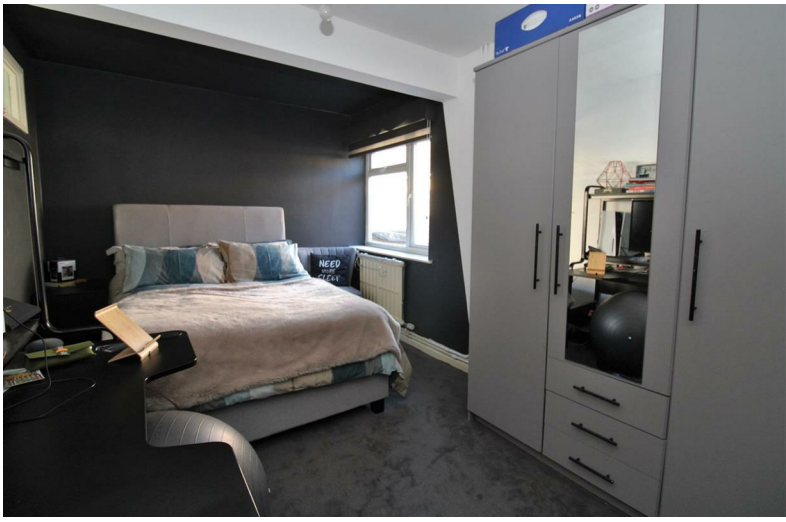
**Bedroom 2 11'7 x 8'9 (3.53m x 2.67m)**

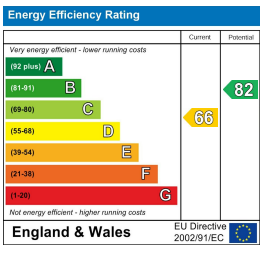
**Bedroom 3 14'8 x 8'3 (4.47m x 2.51m)**

**Bathroom 6'7 max x 5'0 (2.01m max x 1.52m)**

**Garage 21'0 x 7'11 (6.40m x 2.41m)**

**Gardens**



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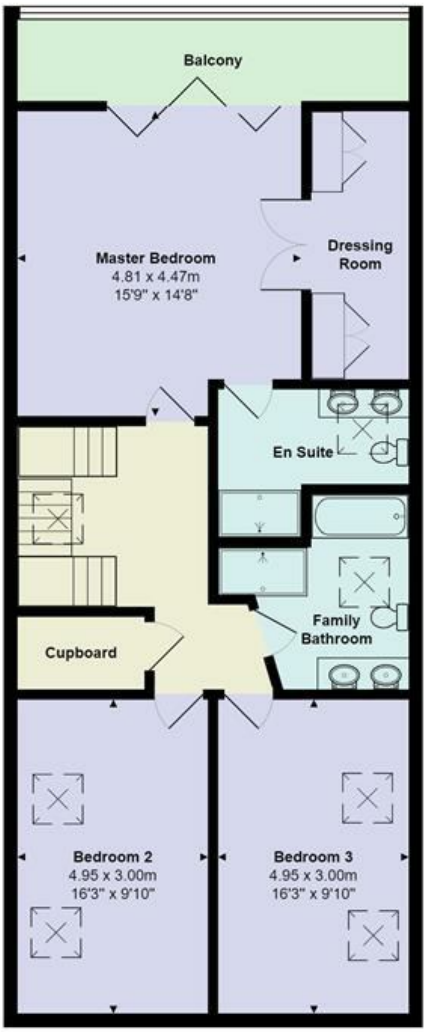
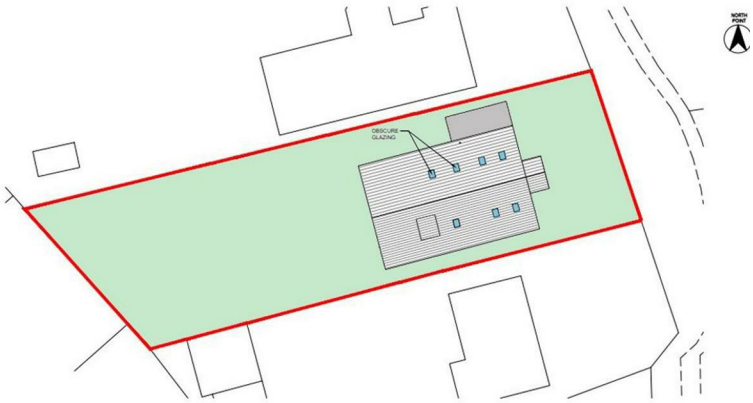
# PROPOSED EXTENDED LAYOUT

PROPOSED GROUND FLOOR




PROPOSED FIRST FLOOR

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.

Approx Total Area: 278.0 m² ... 2992 ft²

# EXISTING LAYOUT