Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

23 Conyers Way, Great Barton,
Bury St. Edmunds, IP31 2SW

Guide Price
£375,000

Spacious modern detached house in a sought-after village setting

Occupying an established position within the popular and well-served village of Great Barton, this impressive detached home offers generous accommodation that is both light and well-balanced, throughout.

The property, which is CHAIN FREE, benefits from gas-fired central heating and uPVC sealed unit glazing. It enjoys a pleasant, established setting with easy access to village amenities and the nearby town of Bury St Edmunds.

With 3 good-sized double bedrooms, spacious reception rooms, and enclosed gardens, this is a wonderful opportunity for families or anyone seeking a well-proportioned home in a desirable village.

- Spacious and well-maintained modern family home
- Occupying an extremely popular residential setting
- Hall, cloakroom, sitting room, separate dining room
- Fitted kitchen, utility room, 3 bedrooms, bathroom
- Gas central heating, uPVC sealed unit glazing
- Single garage, ample parking, large rear gardens
- NO UPWARD CHAIN - Early viewing advised

The property benefits from gas-fired central heating and uPVC sealed unit glazing, and in more detail comprises:

Ground Floor
An entrance hall gives access to a cloakroom and useful storage. The spacious sitting room enjoys a bright aspect and features an open fireplace, with double doors leading through to a separate dining room, ideal for family meals or entertaining guests.

The kitchen is fitted with a good range of units and worktop surfaces, including a built-in oven and hob, and ample space for appliances. A connecting door leads to the utility room, which provides additional storage and access through to the garage. For those people looking for something more open plan, the wall between the kitchen and the dining room could potentially be removed to provide one larger family space.

First Floor
The first floor provides 3 well-proportioned double bedrooms, each offering generous space and natural light. A family bathroom serves this floor, fitted with a matching suite.

Outside
To the front of the property is a driveway providing ample off-road parking and access to the garage. The rear garden is enclosed by fencing and offers a pleasant space for outdoor dining or relaxation, with plenty of scope for further landscaping. The gardens are laid predominantly to lawn and include a sheltered patio.

Council Tax - Band D
EPC Rating - D
Council - West Suffolk.
Services - All main services are connected
Broadband - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///mount.enrolling.season

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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