Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

## Pantiles, Thurston Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PW

We loved everything about this spacious detached chalet style bungalow and are confident you will too!

The property, which occupies a superb non-estate setting, provides an excellent level of accommodation which is particularly flexible in nature.

Set in large established gardens with extensive parking, this property is bound to have wide appeal.

- Individual detached chalet style bungalow
- Hall, sitting room, kitchen/diner, large study
- 2 Ground floor bedrooms, 3 first floor bedrooms
- Gas central heating, upvc sealed unit glazing
- Large attractively landscaped mature gardens
- Garage, extensive parking - Viewing essential

## Guide Price £400,000

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# Thurston Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PW

## General Information

The property occupies a pleasant non-estate 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.

The chalet is also within easy reach of Thurston which has a wider range of facilities including a railway station. The historic market town of Bury St. Edmunds is less than 2.5 miles away (10 minutes in the car) and offers excellent shopping, recreational and educational facilities.

'Pantiles' is thought to have been built in the 1960's and, as is typical of homes of this era, provides well-proportioned rooms with lots of natural light. Whilst the property has been extremely well maintained by the present owners, potential now exists for some updating.

The property was originally designed as a bungalow, with the attic rooms being added a few years after. The existing layout provides the option to have up to 6 bedrooms or 3/4 bedrooms with 3/4 reception rooms.

The chalet, which benefits from mains gas fired central heating and uPVC sealed unit glazing, provides the potential for further extension (subject to consent). So, whether you just want to move straight in or have been hoping to create your own 'Grand Design' this superb home is well worth viewing.

Outside
The property is set back well from the road behind mature hedging and is approached through a 5 bar gate. Laid extensively to lawn the gardens include a gravelled area providing parking and turning for a number of cars and access to the single garage.

The rear gardens afford an excellent degree of privacy and seclusion and are of a very generous size. The gardens include a wide range of trees, mature shrubs, large lawn and shaped flower borders. There is a large patio and sizable timber garden shed.

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 the Thurston Road. Continue past Pakenham Road and head towards Thurston when the property will eventually be seen on the left-hand side (look out for the black gates and fencing).

**Reception Hall**

**Sitting Room 16'8 x 12'11 (5.08m x 3.94m)**

**Kitchen/Diner 14'11 x 12'11 (4.55m x 3.94m)**

**Study 11'9 x 8'10 (3.58m x 2.69m)**

**Bedroom 1/Dining Room 12'10 x 11'5 (3.91m x 3.48m)**

**Bedroom 2 11'5 x 9'10 (3.48m x 3.00m)**

**Wet Room 8'4 x 6'4 (2.54m x 1.93m)**

**First Floor**

**Bedroom 3 /Guest Bedroom 16'6 max x 7'9 (5.03m max x 2.36m)**

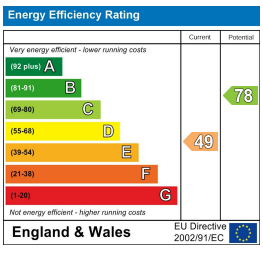
**En Suite**

**Bedroom 4 11'5 x 7'9 (3.48m x 2.36m)**

**Bedroom 5 14'0 x 4'10 (4.27m x 1.47m)**

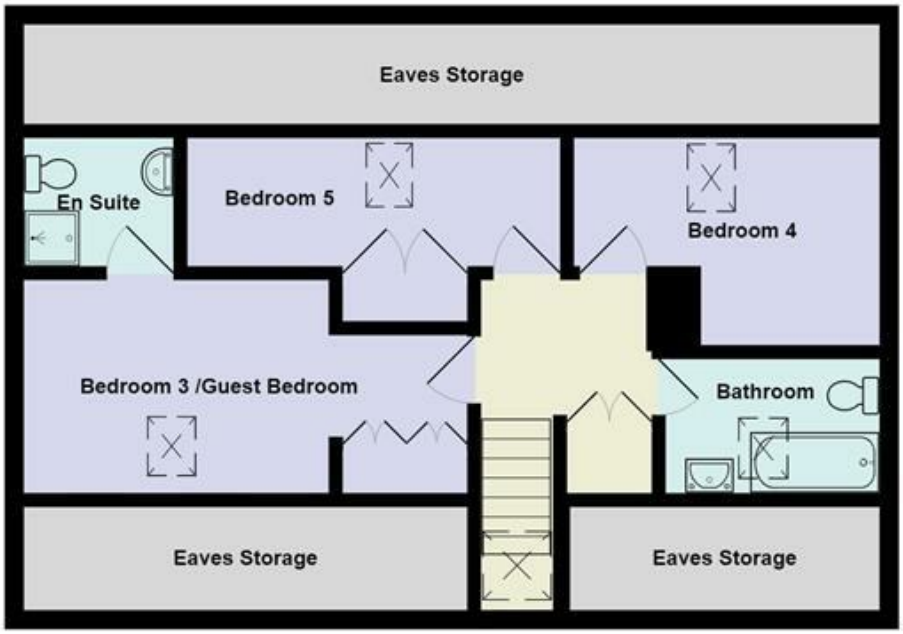
**Bathroom 8'0 x 4'11 (2.44m x 1.50m)**

**Garage 20'0 x 8'7 (6.10m x 2.62m)**




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.

Sitting Room
Kitchen/Diner
B
Bedroom 2
Reception Hall
Wet Room
Study
Bedroom 1
/Dining Room


Eaves Storage
En Suite
Bedroom 5
Bedroom 4
Bedroom 3 /Guest Bedroom
Bathroom
Eaves Storage
Eaves Storage

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