



Wheatfields Nacton Lane, Great Barton,  
Bury St. Edmunds, Suffolk, IP31 2SA

Guide Price  
£800,000

*'Ticking all the boxes'  
An impressive detached home in  
a lovely setting*

This immaculately presented detached village home provides an exceptional range of well-appointed accommodation, with well proportioned rooms and lots of natural light.

Built to an individual design and high specification, this contemporary styled home occupies a 'tucked away' village setting with superb views to the rear across open farmland.

Great Barton is a popular and well-served village, located just 3.5 miles from the thriving market town of Bury St. Edmunds.

In total, the house provides over 2100 sq ft of living accommodation (plus a large garage and extensive parking) - making it perfect for family living.

- Superb individual detached family home
- Occupying an excellent village setting
- Vaulted reception hall, cloakroom
- Spacious sitting room, family room/study
- Stylish kitchen/dining room, utility
- 4 Double bedrooms, bathroom & 2 en suites
- Gas fired central heating, sealed unit glazing
- Large garage, attractive gardens, open views



In more detail, the accommodation comprises:

**On the ground floor:**

The impressive reception hall has a vaulted ceiling with an oak and glass staircase leading to the first floor. The end wall of the hall has floor-to-ceiling glazing, bathing the centre of the house in natural light and providing the first glimpse of the gardens and the open views beyond.

The sitting room has a dual aspect with glazed doors opening out onto the patio. The family room /study is of a very generous size and is currently being used as a home office. The kitchen/dining room has an open plan layout, providing the perfect space for entertaining. The kitchen includes a range of cupboards and worktop surfaces together with an integrated double oven, hob and dishwasher. Leading off the kitchen is a useful utility room.

**On the first floor:**

A light and bright galleried landing gives access to all 4 double bedrooms and the family bathroom. The principal bedroom has an en suite shower room and a Juliette balcony which enjoys far-reaching views of the neighbouring countryside. Bedroom 2 makes an ideal guest suite and includes another en suite shower room.

**Outside**

Located at the end of a private no-through lane, the house is approached over a large block paved driveway providing parking for four vehicles and access to the large garage. A side access leads to the fence-enclosed rear gardens, which include a large lawn and shrub borders. As previously mentioned, the gardens back onto open farmland and include a patio and an impressive oak timber-framed covered seating and barbecue area - perfect for family get-togethers and summer evenings with friends.

**COUNCIL TAX - BAND F**

**ENERGY PERFORMANCE RATING - B**

**COUNCIL - West Suffolk**

**SERVICES** - Mains water, electricity, gas and drainage

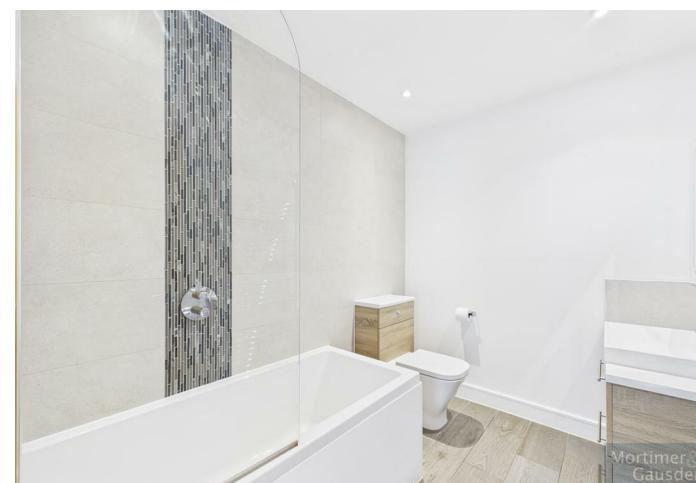
**BROADBAND** - Ofcom states Superfast broadband is available

**Mobile** - Ofcom states all mobile phone providers are likely

**WHAT3WORDS** //storeroom.candle.dime

**Agents Note:**

In accordance with the Estate Agents Act 1979 we state that the owner of this property is related to a Director of Mortimer and Gausden.





Approx Total Area: 221.9 m<sup>2</sup> ... 2389 ft<sup>2</sup>

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