Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

3 Icepits Close, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PB

MORE THAN MEETS THE EYE! – This attractively presented detached bungalow is somewhat larger than you might expect – making an internal viewing essential.

The bungalow, which is being sold with NO UPWARD CHAIN, provides a very flexible range of accommodation and has been fully refurbished over the last few years and now has a stylish, contemporary feel, with lots of natural light and good room sizes.

- Much improved and surprisingly spacious detached bungalow
- Occupying a pleasant non estate village setting
- Reception porch, sitting room, dining room, family room
- Stylish refitted kitchen/breakfast room, study
- Master bedroom with en suite, further double guest bedroom
- Double garage, extensive parking, established gardens

Guide Price £500,000

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General Information

The bungalow occupies a non estate setting within easy reach of all local village amenities, which include: a superb primary school, post office, 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 facilities.

The property was substantially extended some years ago making it larger than the front elevation might suggest. Over the last 5 years, the present vendors have completely refurbished the bungalow, giving it a contemporary yet very comfortable feel. Improvements have included the refitting of the kitchen, bathroom and en suite, the installation of gas central heating, the re-tiling and insulation of the roof and the installation of engineered oak flooring throughout.

The reception porch includes a large built-in cupboard housing the modern gas boiler and a water softener. The inner hallway gives access to both bedrooms, the refitted bathroom and the kitchen/breakfast room.

The kitchen/breakfast room is fitted with stylish units, a large peninsular unit/breakfast bar and a number of integrated Siemens appliances including a dishwasher, induction hob and 2 steam/combination ovens. Leading off from the kitchen is a spacious sitting room with multifuel fire, a study which could be utilised as an additional bedroom, a pleasant dining room and a separate family room with doors leading out into the garden. The whole of this combined area is flooded with natural light and provides the perfect space for entertaining.

The master bedroom is a dual-aspect room and includes fitted wardrobes and patio doors which open onto the enclosed rear patio. There is a dressing area which includes 2 further double wardrobes and leads into a large and very smart wet room. The guest bedroom is another spacious double room and is opposite the large family bathroom.

Outside
The bungalow occupies a corner plot position with the main gardens situated to the side. There are a number of mature trees, shrubs and flower borders together with shaped lawn and a lovely raised sun terrace.

A block paved driveway to the front provides ample parking and access to the double garage which has an electrically operated door and a rear courtesy door. The garage could lend itself for conversion into an annexe or additional accommodation (if required and subject of course to consent).

A side access leads to a further garden/courtyard which has been hard landscaped for ease of maintenance and is exceptionally private.

Directions
From Bury St. Edmunds town centre proceed north along the A143 Diss Road. On reaching Great Barton continue to the Bunbury Arms public house, turning right onto the Thurston Road. Icepits Close is the first turning on the right.

Reception Porch 9'3 x 5'10 (2.82m x 1.78m)

Inner Hall

Sitting Room 16'0 x 11'9 max (4.88m x 3.58m max)

Kitchen/Breakfast Room 16'0 max x 15'3 max (4.88m max x 4.65m max)

Dining Room 9'8 x 8'11 (2.95m x 2.72m)

Family Room 11'2 x 9'8 (3.40m x 2.95m)

Study 8'11 x 5'2 (2.72m x 1.57m)

Master Bedroom 14'7 x 10'7 (4.45m x 3.23m)

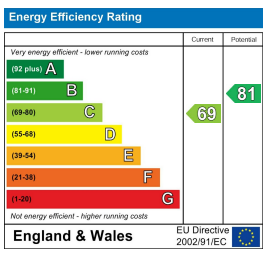
Dressing Area

En Suite Wet Room

Bedroom 2 11'2 x 9'6 (3.40m x 2.90m)

Bathroom

Double Garage 18'10 x 17'10 (5.74m x 5.44m)



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Interested? Call us on 01284 755526

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