



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

**MAKE IT YOUR OWN** – This detached bungalow will require some updating making it perfect for anyone wanting to put their 'own stamp' on a property while significantly adding to its value.

The bungalow occupies an established setting with a garage, extensive parking and large gardens. In our opinion, the property would lend itself to significant extension and could be an excellent start to your very own 'Grand Design'.

- Detached bungalow requiring some updating
- Sitting room, dining room, kitchen
- 3 Bedrooms, bathroom, conservatory
- Gas central heating. Single garage, ample parking
- Large gardens. NO UPWARD CHAIN

**Guide Price £375,000**





## 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.

The property, which is thought to have been built in the early 1960s, has been extended to the rear and includes a large loft space. Whilst the bungalow offers a comfortable level of accommodation, potential does exist for some updating which would no doubt transform the property into a truly lovely home.

As previously mentioned the bungalow is set in large gardens and there is ample space to substantially extend (if required and subject of course to planning consent). So whether you are looking to move straight in and do a little updating or have more ambitious ideas in mind, this spacious bungalow is bound to be of interest.

The accommodation, which benefits from gas fired central heating, includes an entrance porch, sitting room, separate dining room, kitchen and conservatory. There are 3 good sized bedrooms and a family bathroom.

### Outside.

The gardens to the front of the bungalow are of a good size and are of 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.

### Agents Note:

In accordance with the Estate Agents Act 1979 we confirm that the owners of this property are related to an employee of Mortimer and Gausden Ltd.

### 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.

## 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)





