Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Hedgerows, School Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2RJ

VILLAGE LIFE AT IT'S VERY BEST – This stunning detached chalet style home is nearing the end of a comprehensive schedule of modernisation and refurbishment. Providing an excellent range of flexible accommodation, this lovely home is bound to have wide appeal.

Occupying a pleasant non-estate location, facing open countryside and yet within easy reach of all amenities, the property is set in good sized gardens, with an 'in and out' driveway providing extensive parking and giving access to a triple length garage.

- Beautifully refurbished detached chalet style home
- Providing flexible and extremely well appointed accommodation
- Open plan sitting/dining family room with woodburner
- Superb kitchen, utility, shower room, 2 ground floor double bedrooms
- Master bedroom, en suite, 2 further double bedrooms, stylish bathroom
- Large driveway, triple length garage, good sized gardens

Guide Price £495,000

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General Information

The property occupies a pleasant non-estate setting in the popular village of Great Barton. The village offers an extensive range of local amenities including a superb primary school, 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 shopping, recreational and educational facilities. The property is also well located for those requiring good access to the A14, which provides excellent links to Cambridge and London/Stansted Airport via the A11/M11.

As previously mentioned, Hedgerows has recently been completely refurbished - which means you can enjoy the contemporary styling and open plan living of a new build alongside all the benefits of having an established location and good sized gardens. The present vendors originally intended this to be their 'forever home' and have therefore added extra finishing touches such as engineered oak flooring to the ground floor, and oak internal doors. In addition, the kitchen, utility, shower room, en suite and family bathroom have all been remodelled to a high standard.

The accommodation, which benefits from gas fired central heating and uPVC sealed unit glazing, has been rewired and includes recessed spotlighting to many rooms and USB ports to many sockets. The property is particularly well furnished for storage with 4 cupboards in the hallway, 2 on the landing and fitted wardrobes in bedrooms 1 and 2.

On the ground floor: A spacious hallway gives access to the impressive open plan living space with dining area and family space with a newly installed woodburner. Patio doors open up onto the rear gardens. The kitchen has been beautifully designed and includes a large central island/breakfast bar making this a very sociable space. There is a separate utility room which has a further door to the outside. Finally, there is a spacious shower room and 2 double bedrooms. The vendors are currently using one of these bedrooms as a large home office.

On the first floor: A very spacious landing area gives access to the 3 remaining bedrooms and the family bathroom. The master bedroom has a front facing aspect and includes built-in wardrobes and a smart en suite shower room. Bedroom 2 and 3 are both double bedrooms and the family bathroom has a stylish white suite.

Outside
The property is set back well from the road with an 'in and out' driveway providing extensive parking and giving access to the triple length garage. A side access leads to the enclosed rear gardens which include a newly laid patio terrace which is of a very generous size and provides the perfect space for entertaining. The remainder of the gardens are laid to lawn and include a useful garden store.

Directions
From Bury St. Edmunds proceed north along the A143 Diss Road. On reaching Great Barton continue into the village centre turning left into School Road. The property will be found on the left hand side, BEFORE the turning for Conyers Way.

Entrance Hall

Sitting Room/Family Room 19'4 x 16'4 (5.89m x 4.98m)

Kitchen/Breakfast Room 13'10 x 12'6 max (4.22m x 3.81m max)

Utility 7'8 x 5'1 (2.34m x 1.55m)

Shower Room 7'8 x 5'6 (2.34m x 1.68m)

Bedroom 4 11'11 x 9'4 (3.63m x 2.84m)

Bedroom 5/Study 11'2 x 9'4 (3.40m x 2.84m)

First Floor Landing 8'3 x 7'0 (2.51m x 2.13m)

Master Bedroom 13'11 x 12'5 (4.24m x 3.78m)

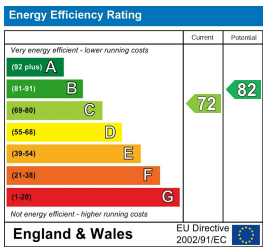
En Suite Shower 5'8 x 5'5 (1.73m x 1.65m)

Bedroom 2 15'0 x 10'0 (4.57m x 3.05m)

Bedroom 3 10'5 x 9'11 (3.18m x 3.02m)

Family Bathroom 7'7 x 5'5 (2.31m x 1.65m)

Garage 34'5 x 9'0 (10.49m x 2.74m)



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Garden Store
Garage
Bedroom 2
Bedroom 3
Landing
Master Bedroom
Kitchen/
Breakfast Room
Sitting Room/Dining Room/
Family Room
Utility Room
B
Shower Room
Entrance Hall
Bedroom 4
Bedroom 5/Study

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