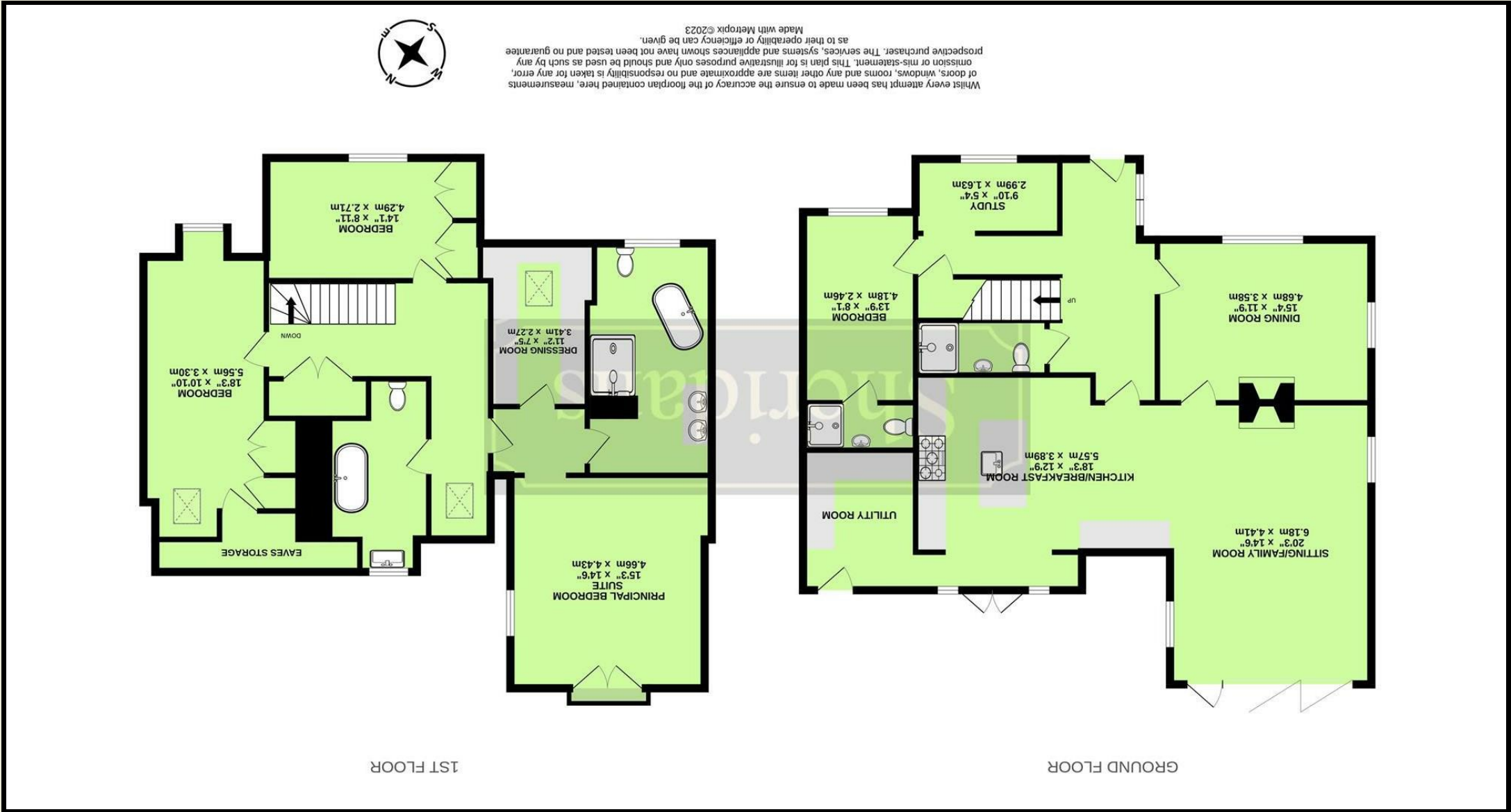


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Livermere Road, Great Barton IP31 2RZ

Guide Price £895,000

An incredible four bedroom detached house providing luxuriously appointed accommodation of the highest quality in one of the best locations within Great Barton.

Remodelled to an extremely high standard with excellent attention to detail in 2017, this outstanding family home provides a surprising level of beautifully arranged and exquisitely presented accommodation currently in brief comprising; traditional oak entrance porch and oak entrance door opening to Reception Hall: an area of great first impression with oak flooring, oak staircase off to first floor with under stairs cupboard, door to a cloakroom with shower and opening to Study: with window to front and door leading to guest bedroom four: a versatile room with window to front and door to En-Suite Shower Room.

Door from reception hall to Dining Room: a comfortable reception with shuttered windows to front and side, oak flooring, feature red brick fireplace with double sided wood burning stove, oak door to 'live in' Kitchen/Family/Sitting Room: an amazing space for entertaining with feature fireplace with dual sided stove, polished oak flooring and stylish Bi-Fold doors opening to the rear gardens and terrace. This wonderful room continues to the a stunning 'Neptune style' kitchen, fitted with an impressive larder cupboard and a beautiful range of bespoke units providing plenty of drawer and cupboard space beneath granite preparation surfaces complemented by central island with sink, boiling water and filter tap, wine racks and under a Large traditional style Over mantle is a superb 'Lacanche' cooking range. The floor is finished in oak and there are integrated appliances and French doors to rear gardens and terrace.

Utility Room: fitted range of units concealing space for washing machine, tumble dryer, water softener, gas fired boiler. Granite work surfaces, Butler sink and oak stable door to rear garden. A fine oak staircase with feature lighting rises from reception hall to the first floor.

On the first floor is a landing with large airing cupboard and access to loft

space with light and pull down ladder. Door to Principal suite: a fantastic feature of the house with its huge vaulted bedroom with French doors opening to a splendid Juliet balcony overlooking the rear gardens and beyond. A superb dressing room has wall to wall fitted wardrobes and a luxurious and particularly spacious En-suite bathroom with shower, free standing bath and twin wash basins. The two remaining guest bedrooms are of a generous size and have fitted wardrobe cupboards and a stylish family bathroom completes the accommodation.

Outside

The house is approached through a stunning handmade heavy oak gate, opening to an expansive gravel driveway providing plenty of vehicle parking, turning space and sufficient space for a cart-lodge style garage if desired (subject to any relevant planning permissions being approved by West Suffolk planning office). A block paved path leads to the front entrance and to the side is a timber bin store and gated side access leading to the rear.

The West facing rear gardens are a particular feature being landscaped to form a fabulous space for outdoor entertaining, partying and "Al-Fresco" dining and include; a huge stone wrap around terrace, superb outdoor kitchen, lawned gardens, well stocked flower beds, herb and flower garden with further stone terrace and two substantial timber stores/workshop with power and lighting.

Location

The house enjoys a wonderful setting in arguably one of the best locations within the village. Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities including a well-regarded primary school, church, shop and village hall. The village is situated within only a few miles of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.

Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. When entering Great Barton, turn left into Fornham Road. Follow the road and turn right at the sharp left-hand bend into Livermere Road, follow the road, where the driveway leading to the house will be found on the left-hand side just after the turning for The Coppice on the right.

- Reception hall, cloakroom with shower
- Study
- Dining room with wood burning stove
- Fabulous 'live in' kitchen/family/sitting room
- Utility
- Luxurious vaulted principal suite with dressing room and huge en-suite bathroom
- Three further double bedrooms, En-suite shower, family bathroom with double ended slipper bath
- Highest quality and bespoke features
- Landscaped gardens with large stone terrace and outdoor kitchen
- Great location only a few miles from Bury St Edmunds

Services

All mains services are connected. Council Tax Band E. EPC Rating B.

