



Conyers Way, Great Barton

Sheridans



# Conyers Way, Great Barton IP31 2RL

Guide Price £425,000

A particularly well presented and much improved home, providing versatile living, complemented by delightful south facing gardens and a desirable village location

This link-detached 3/4 bedroom chalet-style home has been improved and recently extended, offering spacious and versatile accommodation together with a carport and garage. The property enjoys charming south-facing gardens that provide a pleasant degree of privacy, all set within a highly sought-after village location just a few miles from the historic market town of Bury St Edmunds.

Believed to have been built approximately fifty years ago, the property benefits from UPVC sealed unit double glazing, oil-fired central heating via a recently replaced boiler and offered with no onward chain.

The light and airy accommodation briefly comprises an entrance hall with stairs rising to the first floor and built-in storage cupboards. The spacious sitting room features a fireplace and a window to the front, and opens into a more recent rear extension with underfloor heating and bi-fold doors that open onto the delightful rear gardens.

A separate reception room provides excellent flexibility and could be used as a dining room or fourth bedroom with a window to the front aspect. The kitchen has been refitted with a range of modern units with ample preparation surfaces, complemented by a built-in double oven and ceramic hob, with space for additional appliances. A spacious refitted bathroom and attractive wooden panel flooring throughout complete the ground floor.

On the first floor, the landing leads to a principal bedroom featuring a wall-to-wall range of built-in wardrobes, together with two

further bedrooms. A shower room completes the first-floor accommodation.

### Outside

To the front of the property are areas of garden and a driveway providing off-road parking and access to the adjoining carport and garage.

The rear garden is a particular feature of the home, enjoying a desirable south-facing aspect and offering a high degree of privacy. It is beautifully stocked with an abundance of mature trees, established shrubs, flowering plants and well-maintained lawned areas. A decked terrace with pergola creates a delightful outdoor seating area, ideal for al fresco dining and entertaining. The oil tank is discreetly positioned, and a courtesy door provides direct access to the garage.

### Location

The property enjoys a delightful setting within a short walk of the village centre. Great Barton is a sought after village and offers facilities including a post office, village hall, well regarded primary school and parish church. The village is situated within approximately three miles of the historic market town of Bury St Edmunds and provides excellent access to the main road networks including the A143 to Diss and the A14 to Cambridge and London.

### Directions

When leaving Bury St Edmunds on the A143 towards Diss, proceed into Great Barton turning left into School Lane, carry on past the Primary School and turn left into Conyers Way, the property is after the 'S' bend on the left-hand side.

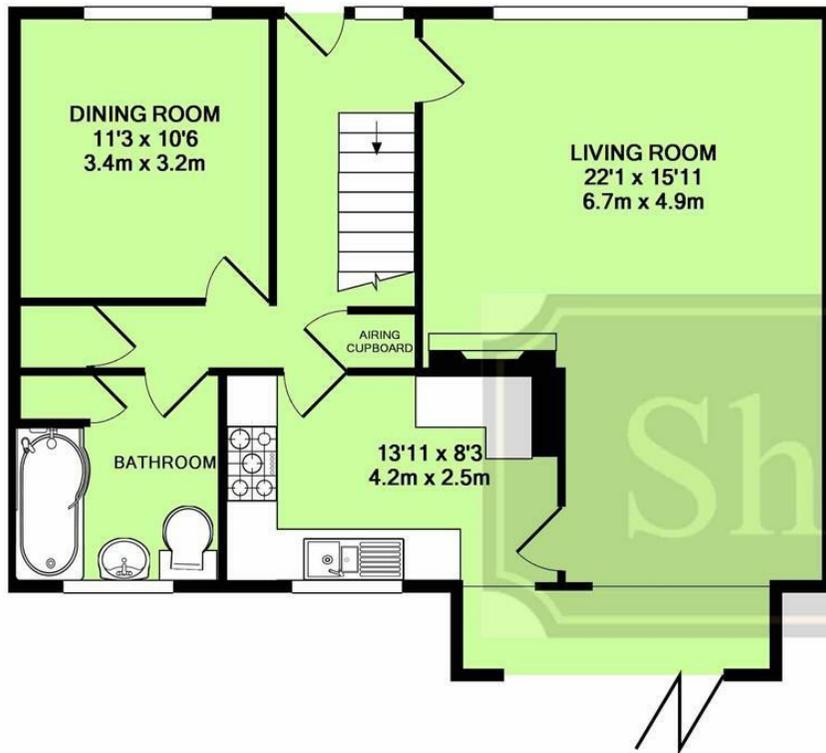
what3words ///cashiers.toenail.fails

- CHAIN FREE
- Sitting room with fireplace and bi-fold doors to gardens
- Dining room/bedroom 4
- Fitted kitchen
- Ground floor bathroom
- Three upstairs bedrooms & shower room
- Delightful south facing gardens
- Garage, parking and carport
- Sought after village
- Well presented accommodation

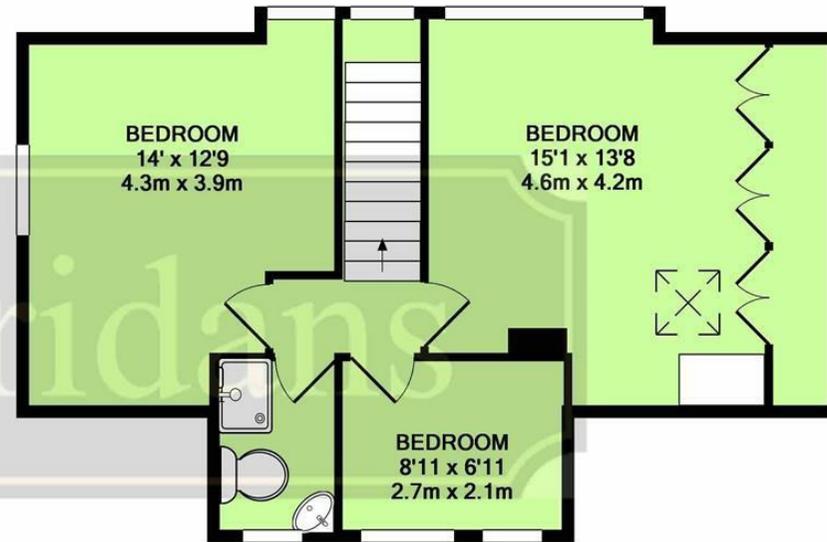
### Services

Mains electricity, water and drainage. Oil fired central heating. Under floor heating in the new extension. Council Tax Band D. EPC Rating D. Broadband speed: 53 mbps available (Source Ofcom) Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom) Flood Risk: Very low





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

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