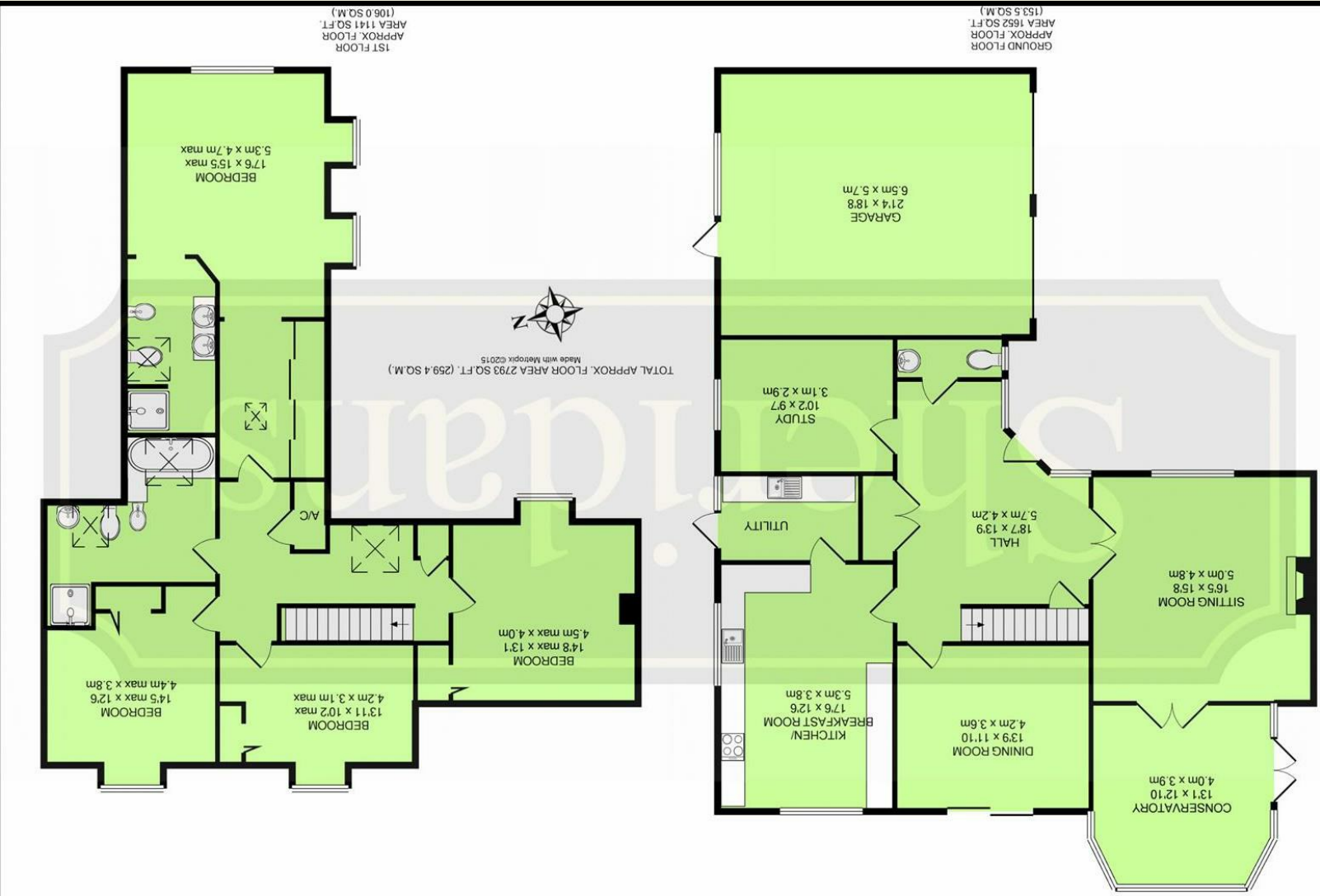


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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







## The Coppice, Great Barton IP31 2TT

Offers Over £800,000

A superb detached family home providing a substantial level of much improved accommodation enjoying generous gardens and an extremely desirable village location close to Bury St Edmunds.

Ideal family home in convenient setting close to Bury St Edmunds.....This impressive detached house built of traditional brick construction beneath a tiled roof, offers spacious and much improved accommodation with a bright and airy feel, whilst extending to approximately 2700 sqft. More recent works carried out, include timber double glazed windows, and luxurious en-suite and family bathrooms.

Benefitting from gas fired radiator central heating and no onward chain, the well presented accommodation currently comprises an modern entrance door opening to a large reception hall with timber and glass staircase off to first floor, built in wardrobe cupboard and door to a ground floor cloakroom.

The study/snug is a versatile reception and the spacious sitting room is an ideal reception for relaxing and entertaining with fireplace and double doors to the reception hall and to the conservatory with views across the gardens. The dining/family room is currently used as a large office with patio door to the rear and could potentially be incorporated into the kitchen, to make a large live in kitchen/dining room if desired. The well equipped kitchen breakfast room is fitted with a matching range of units, complemented by built-in appliances and a separate utility room with door to garden.

On the first floor is a light and airy landing has double airing cupboard and door to the splendid principal bedroom, complemented by sliding fitted wardrobes and a stylish en-suite shower room. The three remaining double bedrooms bedrooms have built in wardrobes and served by the upgraded family bathroom, completing the accommodation.

### Location

The property occupies a delightful setting in this exclusive close of mainly larger executive family homes. Great Barton is a sought after village providing a good range of local facilities including a well regarded primary school, parish church and Pub. Great Barton is situated approximately three miles to the north east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities. The village also provides excellent access to the main road networks including the A14 dual carriageway, linking the east coast ports, Newmarket, Cambridge and London via the M11 Motorway.

### Outside

The property is approached through brick piers and timber gates opening to a sweeping block paved driveway providing parking for up to 8 cars. The driveway leads to the integral double garage with up and over doors, power and lighting connected and currently converted to form a large gym. To the front of the house are lawned gardens boarded by mature hedging with mature trees. Side access leads to the rear gardens.

The rear gardens are a particular feature of the house, being predominantly laid to lawn, boarded by well stocked flower beds with mature trees. Adjoining the rear of the house is a paved terrace for entertaining. The grounds are estimated to extend in all to about one third of an acre (s.t.s).

### Directions

From Bury St Edmunds proceed north east on the A143 towards Diss. Upon entering Great Barton take the first turning on the left into Fornham Road. Proceed to the sharp left hand bend and turn right into Livermere Road. Follow the road and turn right into The Coppice, where the entrance to the property, will be found further on the left hand side.

- Large reception hall, cloakroom
- Sitting Room, dining room
- Study, conservatory
- Kitchen breakfast room, utility
- Principal bedroom with luxurious en-suite
- Three remaining bedrooms
- Upgraded family bathroom
- Gated driveway with parking up to 8 cars
- Double garaging currently converted to gym
- Generous west facing gardens extending to 1/3rd of an acre

### Services

All mains services are connected. Gas fired radiator central heating.  
Council Tax: West Suffolk Band: G  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Likely Source Ofcom)  
Flood Risk: Low Risk (Source gov.uk)  
Tenure – Freehold

