



Elms Close, Great Barton, Suffolk, IP31 2NR

**MARK · EWIN**  
BURY ST EDMUNDS

## Elms Close, Great Barton, Suffolk, IP3 1 2NR

Located in the village of Great Barton is this four-bedroom semi-detached property.

The accommodation on the ground floor comprises of an entrance hall, open plan kitchen/dining/sitting room, a further reception room off the hallway and a conservatory leading to the garden. The kitchen offers a range of wall and base level units and incorporates a built-in oven, hob and extractor over.

Moving to the first floor, there are four good sized bedrooms, a shower room and family bathroom complete with a separate bath and shower.

Outside, the front garden is laid to shingle with a path leading to the front door. To the rear, the garden is mainly laid to lawn with a large decking area, enclosed by fencing and has gated access to the side of the property.

### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Proceed out of Bury St Edmunds along the A143 towards Diss and on approaching Great Barton. Continue onto The Street and take the right hand turning into Elms Close opposite the garage. The property can be found on the left hand side.

### Location

Great Barton offers many local facilities including a primary school, petrol station, shop, church and public house. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

**Accommodation:**

Entrance Porch 6' 8" x 3' 10" (2.04m x 1.16m)

Hallway 10' 5" x 6' 4" (3.17m x 1.94m)

Reception Room 10' 6" x 11' 1" (3.20m reducing to 2.82m x 3.38m)

Open Plan Sitting Area 13' 8" x 17' 11" (4.16m x 5.47m)

Open Plan Kitchen/Dining Area 15' 7" x 14' 4" (4.75m x 4.37m)

Conservatory 8' 2" x 9' 1" (2.49m x 2.76m)

Landing 19' 10" x 2' 10" (6.05m x 0.87m)

Bedroom One 12' 4" x 11' 4" (3.75m x 3.46m)

Bedroom Two 13' 7" x 8' 4" (4.13m x 2.55m)

Bedroom Three 11' 2" x 10' 11" (3.41m x 3.33m)

Bedroom Four 10' 0" x 7' 10" (3.06m x 2.40m)

Bathroom 12' 0" x 6' 9" (3.67m x 2.05m)

Shower Room 3' 1" x 7' 3" (0.95m x 2.22m)

Front & Rear Gardens

**Additional Information:**

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers Over £350,000  
Freehold





For identification only. (Not to scale)  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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