



12 Iceptits Close

Great Barton | Bury St. Edmunds | IP31 2PB

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12 Icepits Close

This charming, detached bungalow in the sought-after village of Great Barton is now available to purchase. Tucked away at the end of a quiet cul-de-sac, this property offers a tranquil retreat with three spacious bedrooms, a gated gravel driveway, and an expansive front garden adorned with various shrubs and vibrant plants. This home offers a blank canvas, ready for you to make it your own.

Great Barton is a highly desirable village just a short drive from the wonderful market town of Bury St Edmunds. The village is well served and includes a pub, shops, petrol station, a village hall with many events and club meetings, plus a village school.





Step Inside

Upon entering, you step through a welcoming porch into a spacious hallway that leads to a bright living/dining room, bathed in natural light from the front and side windows. This inviting space features a sliding door that opens to the garden, perfect for enjoying the outdoors. The adjacent kitchen is well-appointed with a range of floor and wall units, space for a washing machine, and an integrated electric oven and hob. Beyond the kitchen, a versatile conservatory with sliding doors opens onto a charming patio terrace, ideal for relaxing or entertaining.



As you proceed down the hallway, you'll discover three delightful bedrooms, each with its own unique charm. The third bedroom, bathed in natural light from a window overlooking the front garden, offers versatility as a serene home office. The principal bedroom is generously sized and illuminated by an abundance of natural light streaming through its front-facing window. The second bedroom provides tranquil views of the picturesque private garden. The modernized family bathroom is elegantly appointed with a walk-in shower cubicle, WC, and a sleek hand wash basin. Additionally, the hallway includes two handy storage cupboards for added convenience.





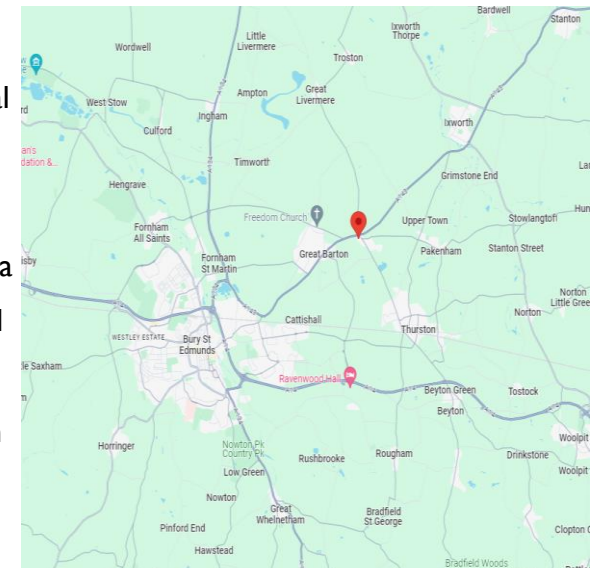
Step Outside

Stepping outside, you'll find a spacious patio terrace, ideal for enjoying sunny days and outdoor gatherings. The garden offers a high level of privacy with its surrounding fencing and diverse hedging. It features a well-kept lawn bordered by an assortment of vibrant plants. Additionally, the practical garage holds the potential for conversion into a modern home office or additional living space. The front garden is generously sized, featuring a spacious gravel driveway and ample room for a variety of plants and landscaping options.



Location

Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities. 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.



Services

- EPC – E
- Council Tax Band – D
- Oil Central Heating
- Mains Electricity
- Mains Water
- Mains Drainage



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1192.32 ft²
 110.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. **Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.**



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