



10 Mere Close

Great Barton | Bury St. Edmunds | IP31 2PE

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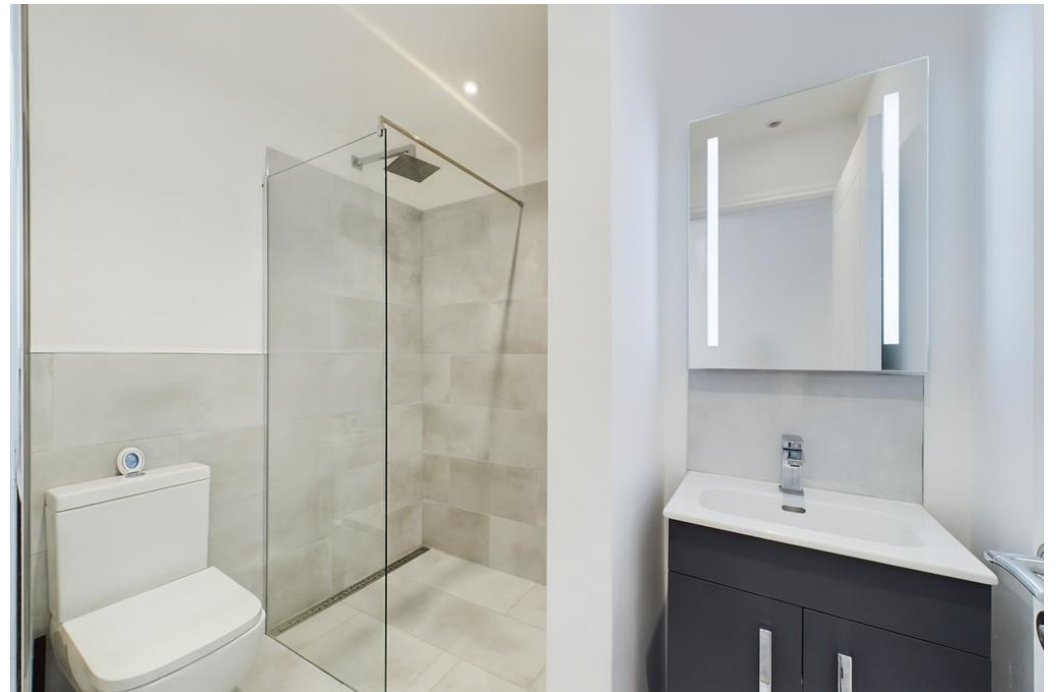
# 10 Mere Close

Nestled in a peaceful cul-de-sac in the highly desirable village of Great Barton, this stunning detached bungalow has been significantly upgraded by its current owners, offering a modern and stylish living space throughout. The property boasts three well-appointed bedrooms, with the principal bedroom featuring its own ensuite for added comfort. Approached via a spacious driveway, there is ample parking available, along with the convenience of an electric garage. Every aspect of this home has been carefully considered, creating a perfect blend of comfort and modern living.



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

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As you step into the property, you are greeted by a spacious entrance hall featuring a convenient boot cupboard and access to the loft via a loft ladder which houses the boiler. The long hallway leads you first to the principal bedroom—a generous double room with built-in wardrobes and a modern ensuite. The ensuite is well-appointed with a walk-in shower, WC, and a vanity sink unit. Bedroom two, currently used as an office, offers space as a double bedroom. The Third bedroom, filled with natural light from two windows, provides an ideal home office or guest bedroom. Further along the hallway, the family shower room features a spacious walk-in shower with a rainfall showerhead, a WC, and a stylish vanity sink unit.

At the rear of the property, the sitting room is a true highlight, with bi-folding doors that open onto a decking area, seamlessly blending indoor and outdoor living. The kitchen/breakfast room is equally impressive, with double French doors leading to the deck. It boasts a variety of floor and wall units, a central island with an induction hob and seating, and integrated appliances, including a dishwasher, fridge freezer, ceramic sink, and cabinet lighting. Just off the kitchen, the practical utility room offers space for both a washing machine and dryer. A cloakroom with a WC and vanity sink unit adds further convenience.







# Step Outside

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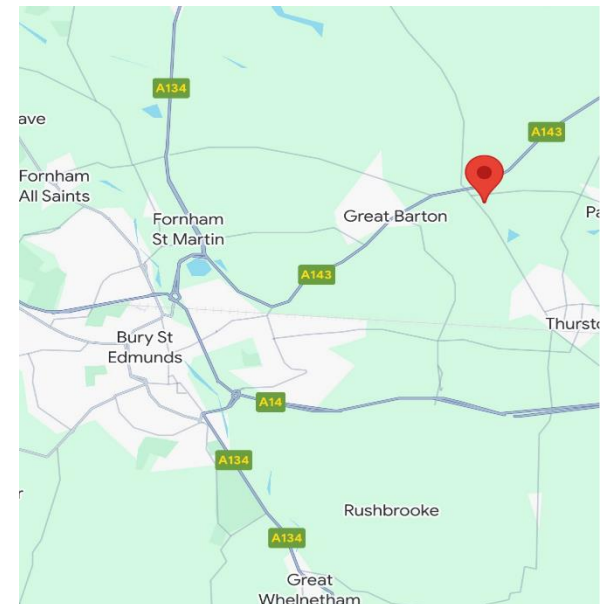
The exterior of the property has been thoughtfully enhanced to match the quality of the interior. The spacious garden features a well-maintained decking area, perfect for alfresco dining and relaxation. The remainder of the garden is primarily laid to well-kept lawns. Privacy is assured with new fencing and a well-maintained beech hedge along half of one side, creating a tranquil and secluded environment. At the front, the property boasts a generous driveway and an electric garage, providing both convenience and ample parking.



## Location

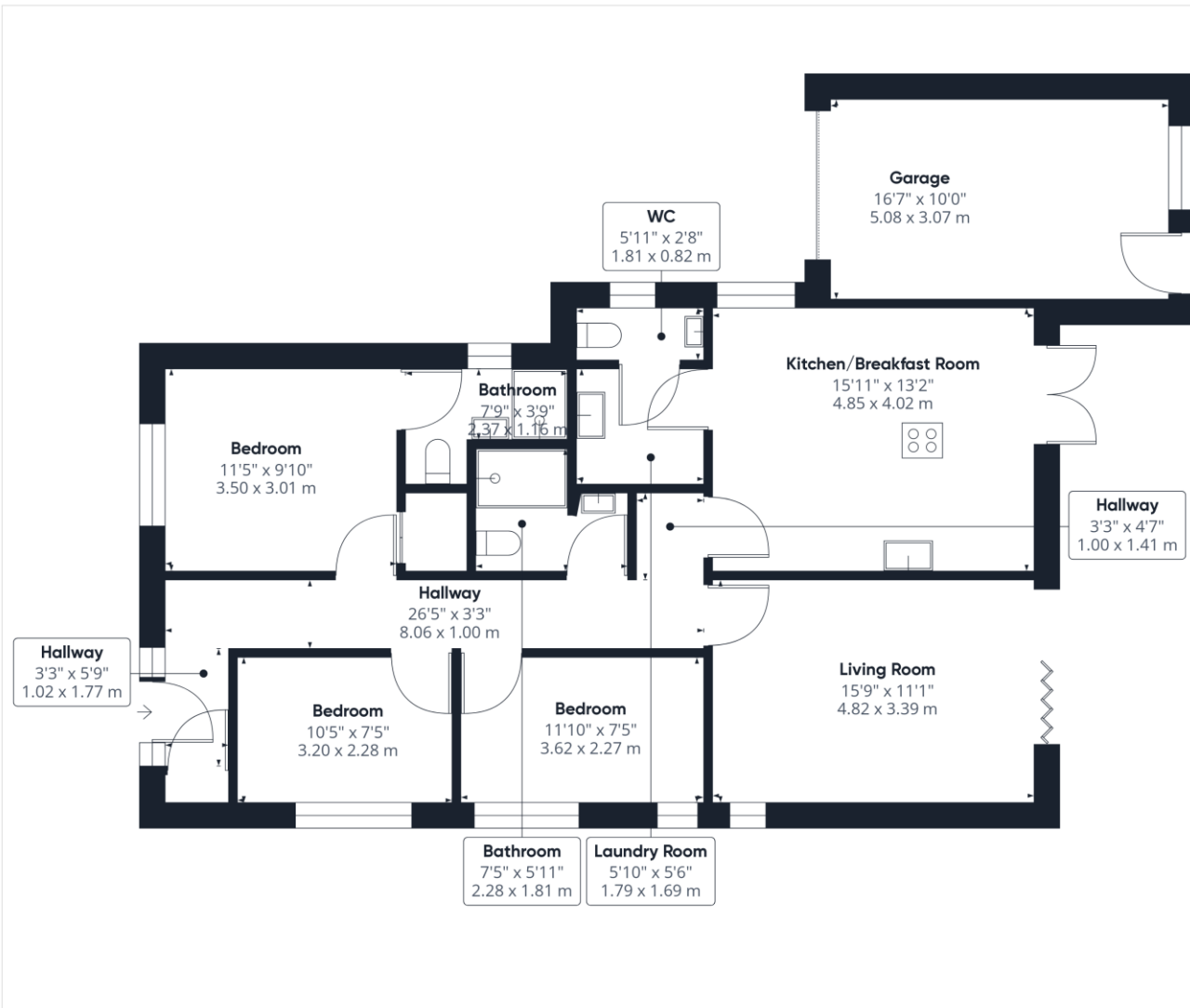
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Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities. The village is situated within only a few miles of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.



# Services

- Council Tax Band – D
- EPC – C
- Mains Water
- Mains Electric
- Mains Gas
- Fibre to the Cabinet



Approximate total area<sup>1)</sup>  
 1104.81 ft<sup>2</sup>  
 102.64 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

