



4 Icepits Close

Great Barton | Bury St. Edmunds | IP31 2PB

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This exceptional detached bungalow has been beautifully upgraded by its current owners, showcasing high-quality finishes. A thoughtfully designed single-story extension at the rear adds a spacious family room, perfect for entertaining and relaxation. The home features three inviting bedrooms and two bathrooms, ensuring comfort and convenience for all. Set on a generous plot, the property boasts a lovely back garden and a driveway offering ample parking space. It's an ideal choice for those seeking both style and functionality.

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 the property, you're greeted by a charming hallway adorned with Victorian-style path tiles, leading you seamlessly into the kitchen. The kitchen is well-equipped with an array of floor and wall units, featuring integrated appliances including a dishwasher, fridge/freezer, and electric hob and oven. This space flows effortlessly into the family room, a bright and spacious area with French doors leading onto the decking area and further enhanced by a striking lantern skylight. Adjacent to the family room is the convenient utility room, complete with a sink, space for washing machine/dryer and a door leading out to the garden. Just off the utility room is the shower room, featuring a walk-in shower cubicle, WC, and hand wash basin. Continuing from the family room, you'll find the open-plan living area, or snug, which serves as a versatile workspace or play area, connecting beautifully to the main living room. This inviting space is both spacious and bright, highlighted by a feature fireplace.

Down the hallway, you'll discover three bedrooms. The master bedroom is a generous double with fitted wardrobes, while the second bedroom is filled with natural light and overlooks the garden. The third bedroom is a cozy single, perfect for an office or study, and features a ladder leading up to the loft, providing access to two attic rooms that offer excellent storage options. Additionally, there is a family bathroom equipped with a corner shower cubicle, inset bath, hand wash basin, and WC.





Step Outside

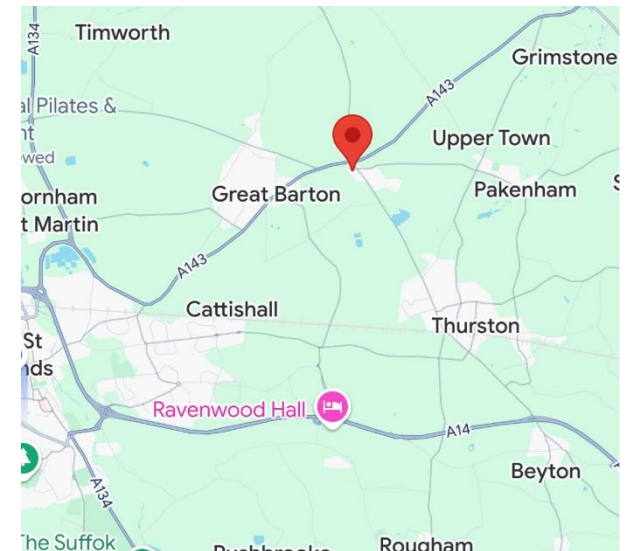
Stepping outside, you are welcomed onto a good-sized decking area, perfect for accommodating plenty of outdoor furniture and ideal for alfresco dining. The garden is primarily laid to lawn, bordered by a variety of shrubs and plants, creating a serene and inviting atmosphere. It is fully enclosed, providing privacy and a safe space for children and pets to play. In addition, there's a garden shed that serves as an excellent storage solution or workshop for your gardening needs.

The front of the property features a spacious block-paved driveway, complemented by a garage that has been boarded and is currently used for storage. However, this space could easily be converted back into a functioning garage, offering additional convenience.

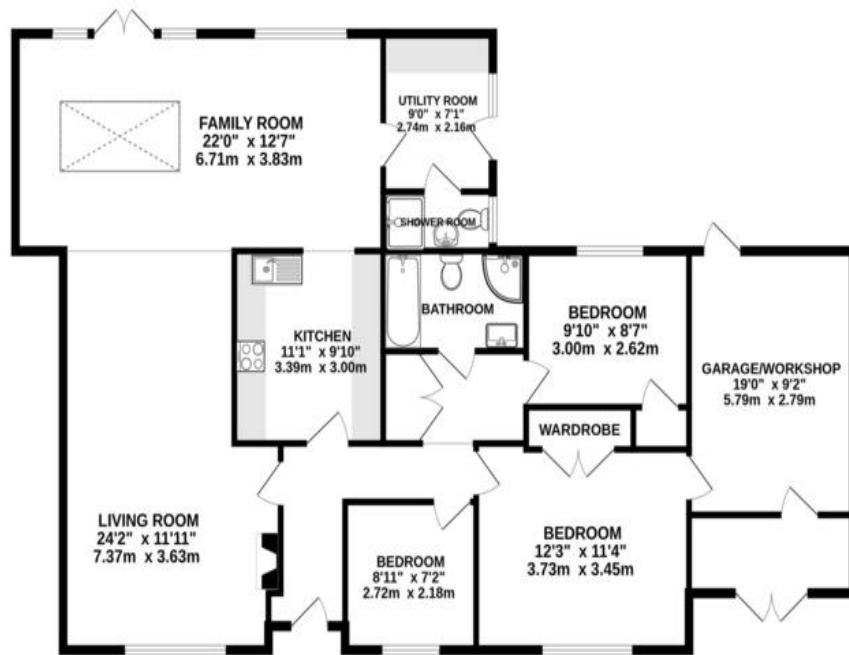


Location

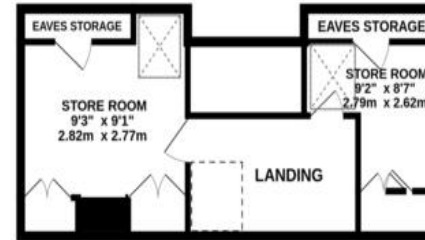
Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities. The village is situated within only a few miles of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.



GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



LOFT
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1972 sq.ft. (183.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Services

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



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