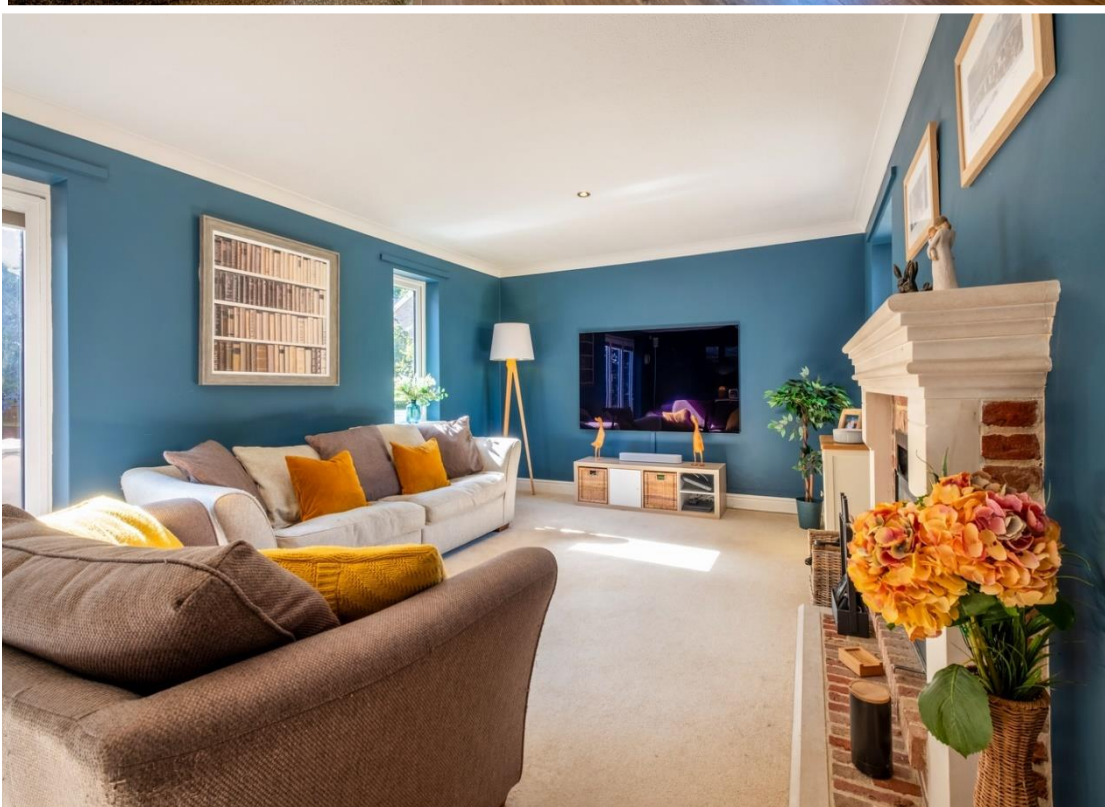




**1 Beech Park,
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



1 BEECH PARK, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2JL

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A spacious and well-presented detached executive family home in a close of highly sought after properties occupying a private, yet accessible location in this highly regarded Suffolk village. The property has ample off-road parking, mature established grounds and proportionate accommodation arranged over two floors. The converted double garage provides additional living space with potential for an **annexe** or to work from home. **In all about 0.57 acres.**

An immaculate detached family home of impressive standing occupying a highly regarded address in this sought after Suffolk village.

ENTRANCE HALL: A large welcoming space, stairs rising to first floor and a generous shelved storage cupboard. Door to:-

DRAWING ROOM: A large dual aspect reception room with bi-fold doors opening on to the terrace abutting the rear of the property and an inset fireplace with red brick surround and limestone hearth providing the focal point for the room.

AGA KITCHEN/BREAKFAST/DINING ROOM: A beautifully appointed 8.3m space offering a duality of culinary and dining spaces. Initially comprising a kitchen with a range of matching wall and base unit with Quartz worksurfaces over and a central island breakfast bar forming the centrepiece of the room. Various appliances include gas fired **AGA** with extractor over, inset Bosch microwave, inset butler sink with mixer tap and drainer over. Integrated full height fridge and Bosch dishwasher. The dining area is located to the other end of the room with bi-folding doors opening on to terracing abutting the rear of the property. Door leads to:-

UTILITY/BOOT ROOM: With spaces for further white goods including a washing machine and dryer as well as an additional oven and large fridge/freezer. Further sink inset with drainer and mixer tap. Electric hob with extractor over. Personnel door leads to the terrace abutting the side of

the property with a door leading to the converted garage currently used as a:-

OFFICE/SITTING ROOM/POTENTIAL ANNEXE: A versatile reception which has been architect designed with independently zoned heating, currently utilised as a studio but could readily become a self-contained space if required.

STUDY: A versatile space located toward the front of the property, equally useable as a snug.

CLOAKROOM: With integrated storage cupboard. White suite comprising hand wash basin with mixer tap over and door leading to WC.

First Floor

LANDING: With access to the principal rooms on the first floor.

PRINCIPAL BEDROOM: A substantial principal suite with a wall of integrated storage and double doors opening to the:-

EN SUITE: With white suite comprising WC, hand wash basin with storage under and shower with glass sliding door. Underfloor heating.

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BEDROOM 2: Double bedroom with window to rear aspect and integrated wardrobes.

BEDROOM 3: A double bedroom with window to front aspect and integrated wardrobes.

BEDROOM 4: A double bedroom with integrated wardrobes and window to rear.

BEDROOM 5: Double bedroom with window to front aspect and integrated wardrobes.

FAMILY BATHROOM: With a white suite comprising WC, hand wash basin, bath and shower. Underfloor heating.

Outside

The property is access via a private gravel driveway serving only the 5 properties in the cul-de-sac of which No. 1 is the first found on the left-hand side. The gravel track sweeps round to a private block paved driveway with space for **DOUBLE GARAGE** (subject to the necessary consents) and a large area of formal lawn to the front of the property which in turn is complemented by lawns and mature specimen trees to the rear. A substantial terrace is found immediately abutting the rear of the property and a low-level fence divides the formal lawns from the mature trees at the rearmost part of the plot. **SUMMER HOUSE.**

In all about 0.57 acres.

AGENTS NOTES

Beech trees subject to a Tree Preservation Order.

SERVICES: Main electricity, water, and drainage are connected. Gas fired heating. Underfloor heating in bathrooms. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,464.32 – 2024/25.

EPC RATING: D.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///raven.acclaim.rather.

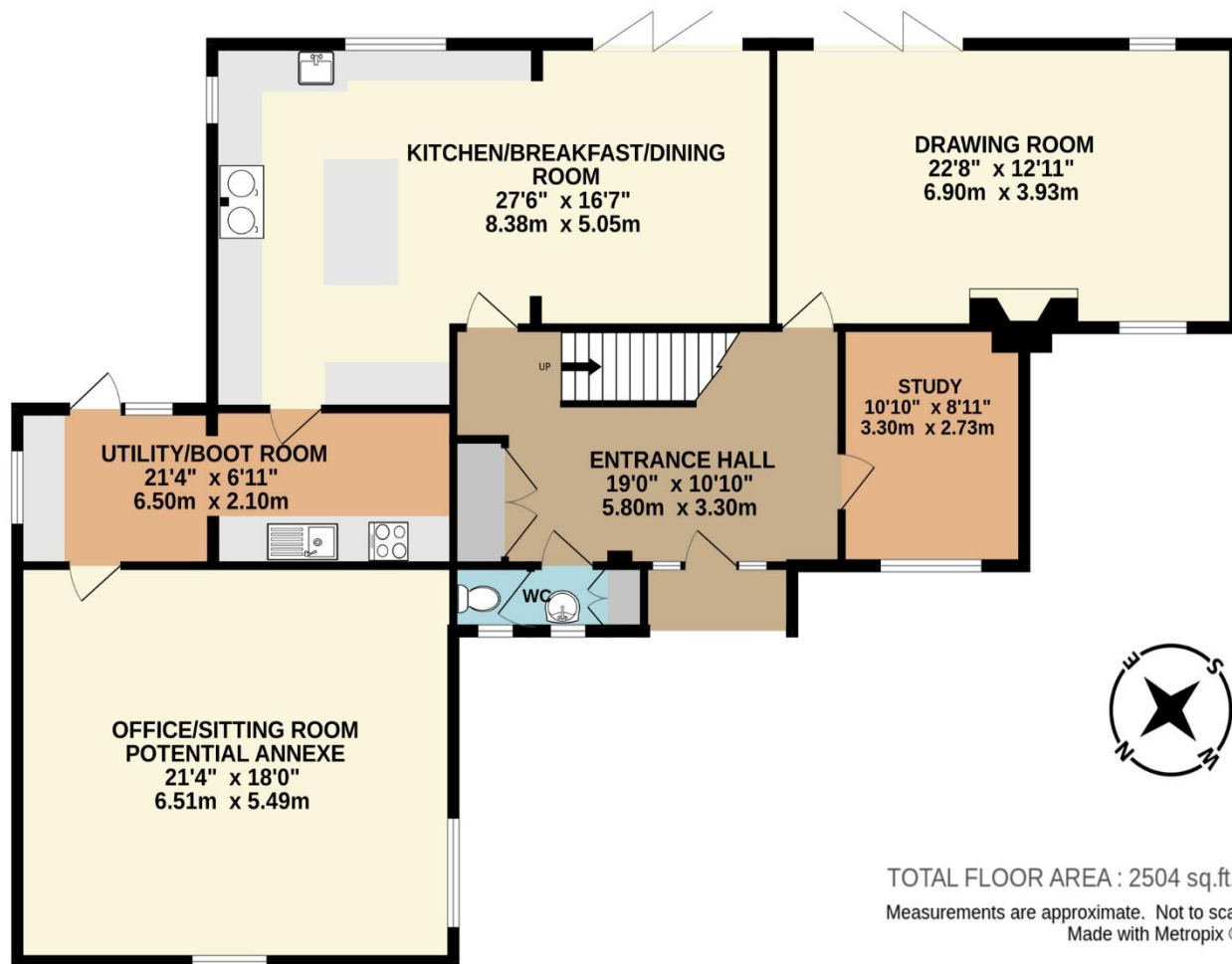
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

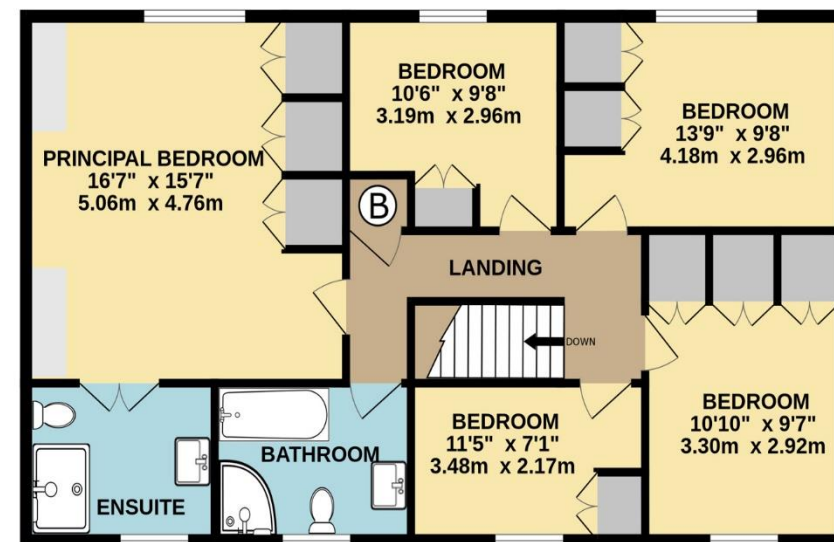


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GROUND FLOOR
1561 sq.ft. (145.0 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2504 sq.ft. (232.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

