



**Montrose House,
The Park, Great Barton, Suffolk.**

DAVID
BURR

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).

This detached house is being sold for the first time in over 40 years and is a unique opportunity within this popular Suffolk village. The property requires significant updating/modernisation but nonetheless has the benefit of off-road parking, a double garage and a large south-west facing garden. **NO ONWARD CHAIN. In all about 0.45 acres.**

A spacious detached house requiring significant updating/renovation within one of the areas most favoured villages.

ENTRANCE HALL: Staircase off and doors to:-

SITTING/DINING ROOM: With feature ceiling timbers and bay window providing views over the garden. Open fireplace with wood surround, display shelving with storage below. Double doors open to:-

CONSERVATORY: A light addition with views over the garden and double doors opening onto terracing.

SITTING ROOM: A versatile room with lovely views over the garden and doors opening onto terracing. Open fireplace with tiled slips and ornate surround.

AGA KITCHEN/BREAKFAST ROOM: Divided into two distinct areas with an oil-fired Royal navy-blue **AGA** and a range of fitted units that incorporate worktops with inset single drainer sink unit and mixer tap over. Integrated double oven.

UTILITY ROOM: Useful space with door to drive and door to the garden. Space for full height fridge/freezer, plumbing for washing machine, large

shelved walk in **PANTRY** cupboard, further large storage cupboard and door to double garage.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

First Floor

LANDING: Doors to:-

BEDROOM 1: Overlooking the rear garden. Built in wardrobe.

BEDROOM 2: Overlooking the rear garden. Built-in wardrobes.

BEDROOM 3: Linen cupboard.

BEDROOM 4:

BATHROOM: Deep enamel bath, large shower cubicle, wash hand basin with storage below.

MONTROSE HOUSE, THE PARK, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2SU

CLOAKROOM: Fitted WC.

Outside

A gravel drive provides **OFF-ROAD PARKING** and in turn leads to:-

DOUBLE GARAGE: With twin up and over doors, light and power connected and door to the house.

The rear garden is one of the property's most attractive features, predominantly south-west facing taking advantage of the afternoon/evening sun. There is a large terrace opening to an expanse of lawn, former vegetable garden and all complemented by established trees, shrubs and hedging. **GREEN HOUSE** and **STORAGE SHED**.

In all about 0.45 acres.

AGENTS NOTE

We understand that the property is located on an unadopted road.

SERVICES: Main water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,540.50 - 2024/25.

EPC RATING: Awaiting report.

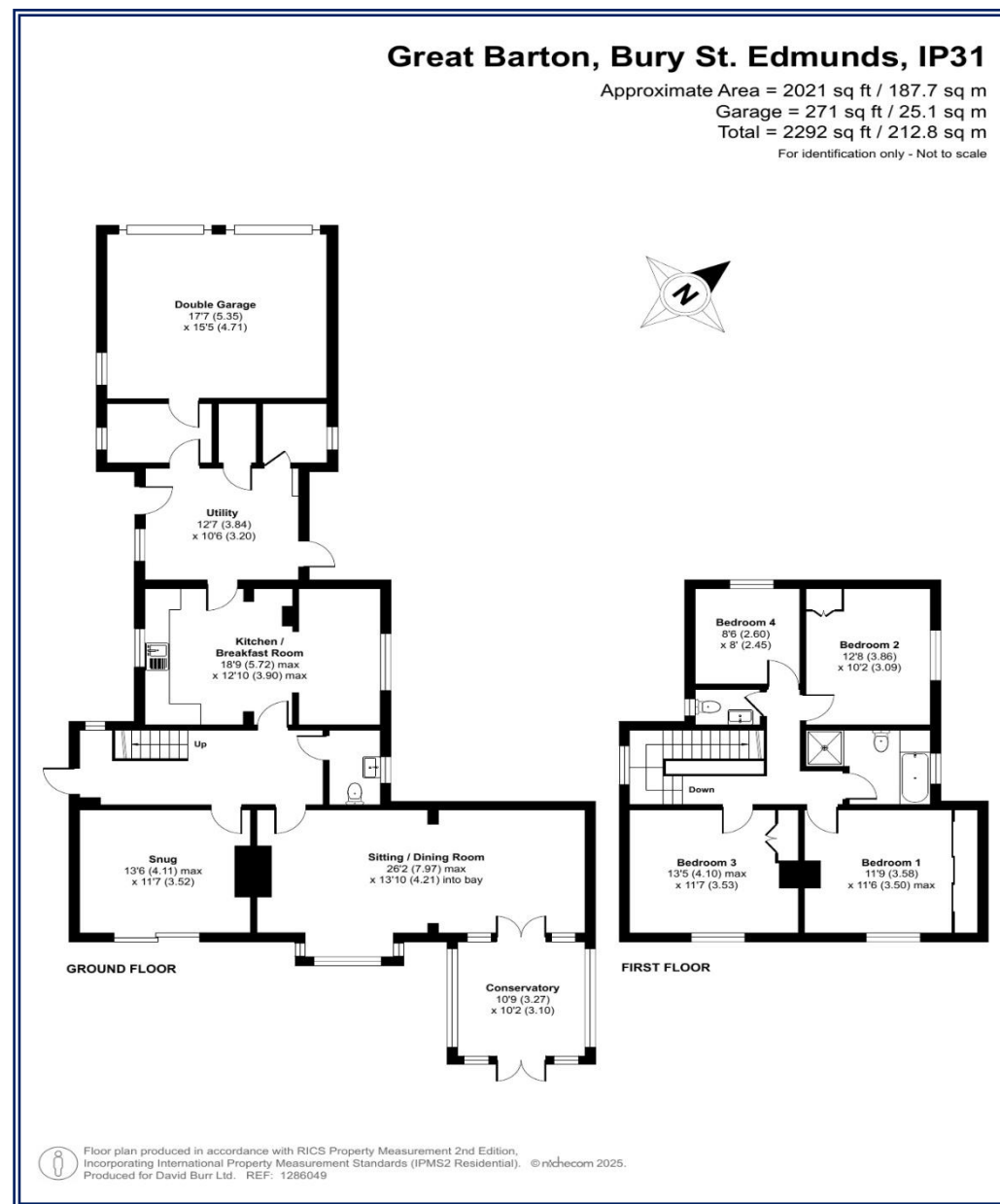
BROADBAND SPEED: Up to 36 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 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: ///grouping.emeralds.guess.

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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