

Oak Ridge Mill Road - Asking Price £1,350,000

Great Barton Bury St. Edmunds IP31 2RU

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- DETACHED FULLY REFURBISHED HOME
- SET ON APPROX. 3/4 ACRE OF GROUNDS
- PREDICTED A RATED EPC
- NEW HEATING PLUS HEAT RECOVERY SYSTEM
- NEFF OVEN APPLIANCES PLUS FURTHER INTEGRATED KITCHEN APPLIANCES
- 5 BEDROOMS AND 6 BATHROOMS
- OAK AND GLASS STAIRCASE
- POPULAR VILLAGE SETTING
- DOUBLE GARAGING PLUS DRIVEWAY PARKING WITH ELECTRIC CAR CHARGING POINT
- CONTACT US NOW TO BOOK YOUR VIEWING

The Property

Nestled in the charming village of Great Barton, this exquisite detached house offers a perfect blend of modern living and serene countryside charm. Completion of the works are due late 2025/early 2026. The property boasts an impressive five spacious bedrooms and six well-appointed bathrooms, ensuring space for family and guests alike.

The property is set on approximately three-quarters of an acre, providing a generous outdoor space for leisure and recreation. For those with multiple vehicles, the property features a double garage and parking for several vehicles, along with an electric vehicle charging point, catering to the needs of modern homeowners. The predicted EPC rating of A highlights the energy efficiency of the home, thanks to the incorporation of solar panels and other energy-saving features.

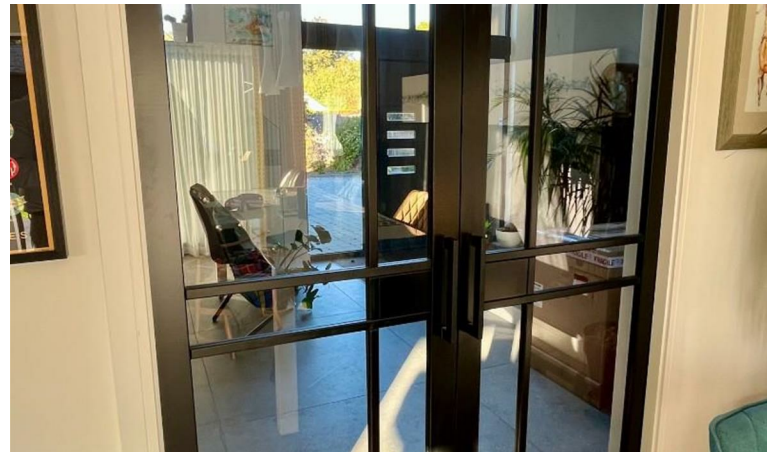
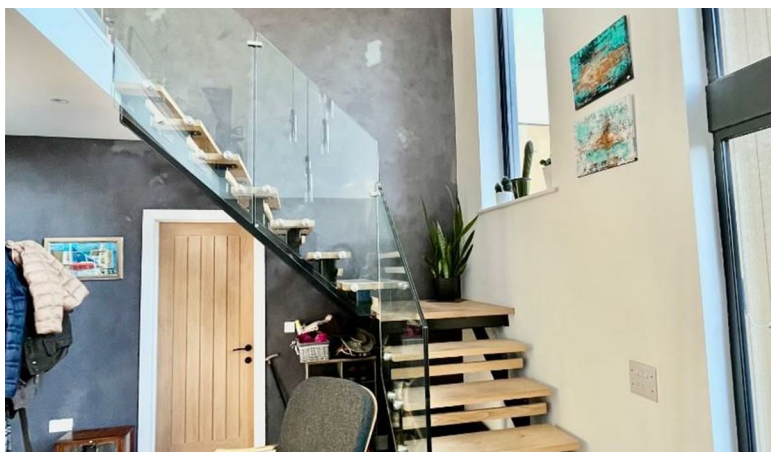
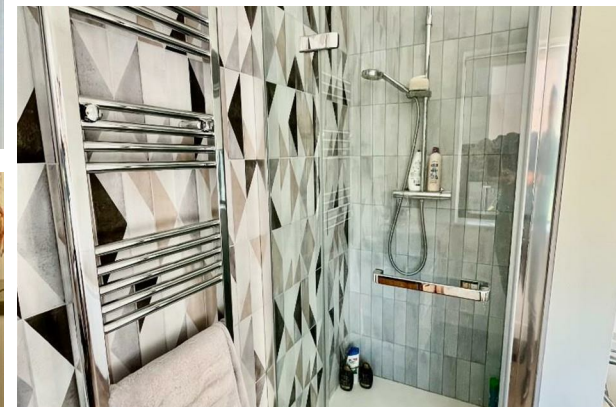
This stunning residence is not just a house; it is a lifestyle choice, situated in a prime village location that offers a peaceful retreat while remaining conveniently close to local amenities. Whether you are looking for a family home or a place to entertain, this property is sure to impress with its thoughtful design and luxurious features. Do not miss the opportunity to make this exceptional house your new home.

N.B. the internal pictures are of another property built by our vendor to give an understanding of the fittings and the quality of the build.

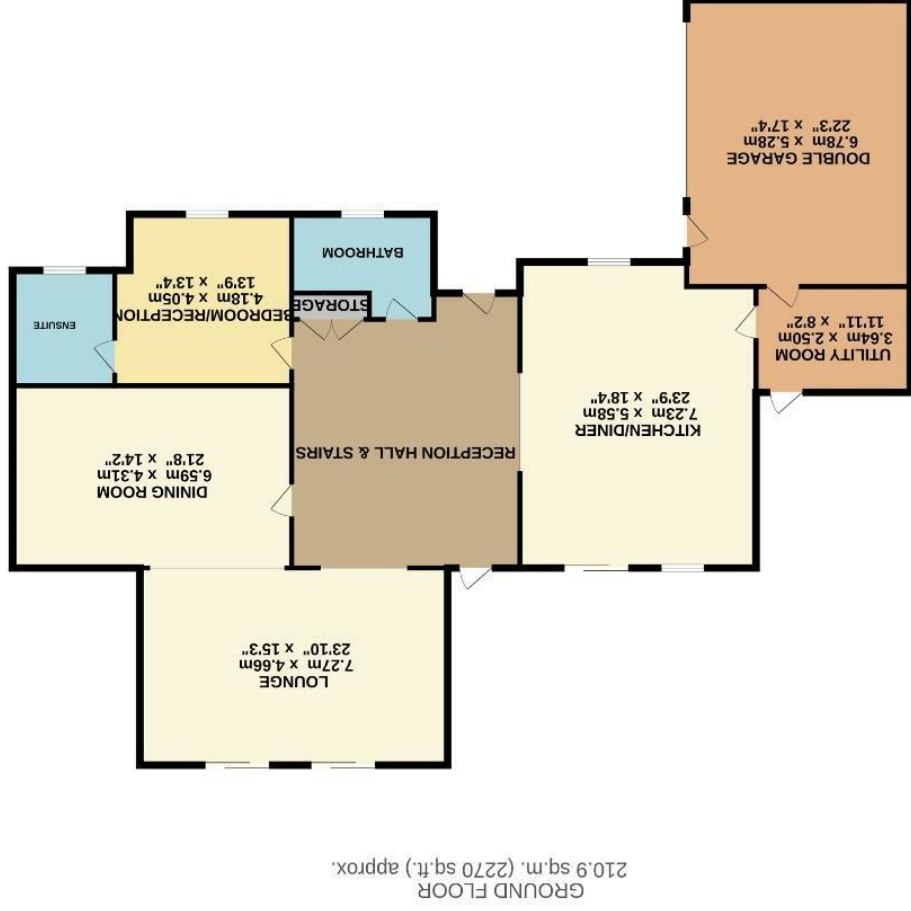
Specification List for the House

Predicted A Rated EPC
Aluminium Double Glazing Throughout
Heat Recovery System
Air Source Heating
1200cm Square Tiling To The Ground Floor
Oak & Glass Staircase
Glazed Pocket Doors To The Ground Floor
Neff Double Ovens, Hob & Extractor
Further Integrated Kitchen Appliances
Shaker Style Kitchen With Corian Work Surfaces
Shadow Gap Skirting Boards
Hormann Garage Doors





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



TOTAL FLOOR AREA : 331.8 sq.m. (3572 sq.ft.) 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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