



Garden Close

The Park , Great Barton, IP31 2SY

£695,000

We welcome you inside to discover this beautifully presented and extended detached family home, perfectly situated in one of the area's most sought-after areas.



Property Features

- Select development in a desirable location
- Large plot with ample parking and garden space
- Beautifully maintained detached family home
- Spacious four bedrooms, including an en suite to the master
- Expansive kitchen/breakfast room perfect for family gatherings
- Convenient utility/boot room with access to the double garage
- Adjoining sitting/garden and games room with views of the garden
- Easy access to Bury St Edmunds and local amenities
- High specification kitchen with built in appliances
- UPVC double glazing & Gas central heating

FULL DESCRIPTION

We welcome you inside to discover this beautifully presented and extended detached family home, perfectly situated in one of the area's most sought-after areas.

This remarkable property sits on generous grounds of approximately a quarter of an acre, offering spacious living areas and modern conveniences that cater to family life.

Located in Great Barton, this home benefits from a favourable position within easy reach of the village centre and schools. The surrounding area is known for its community spirit and

convenient access to local amenities, making it an ideal place for families and professionals alike

Step inside to find a welcoming entrance hall that leads to a variety of well-designed spaces. The ground floor showcases a bright and airy sitting room, a large kitchen/breakfast room ideal for culinary enthusiasts, and a charming garden room that provides a seamless connection to the outdoors through its bifolding doors. Additional conveniences include a utility/boot room and a cloakroom, ensuring functionality is at the forefront of this home's design.

On the first floor, the master bedroom is a true retreat, complete with an en suite bathroom that enhances the sense of luxury. Three further generously sized bedrooms share a well-appointed family bathroom that benefits from both shower and bath units ensuring comfort for all family members.

The exterior of the property boasts an elevated position, with a driveway offering ample off-road parking and access to a sizable rear garden, featuring two beautifully designed paved areas, perfect for outdoor entertaining.

For families, this property falls within a desirable school catchment area, providing excellent educational opportunities for children of all ages.

Tenure: Freehold

Council Tax Band: F - West Suffolk

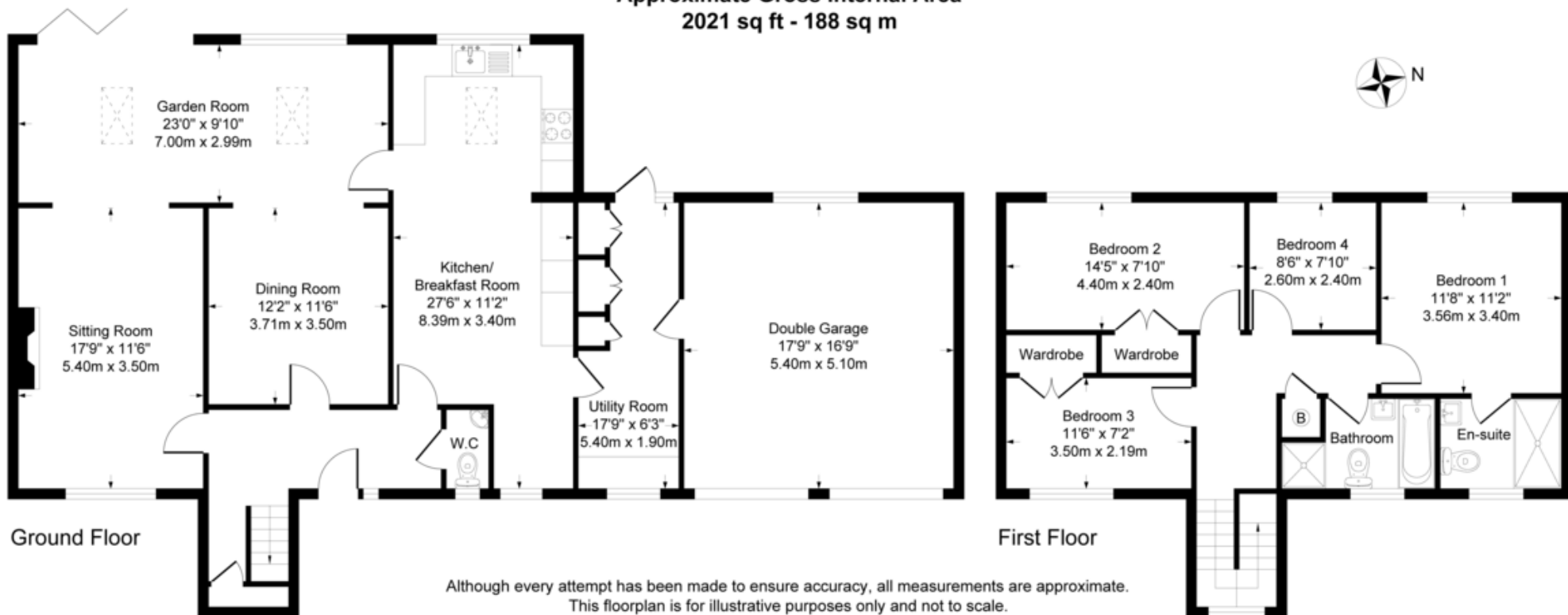
Services: Mains Gas, Water & Electric







Approximate Gross Internal Area
2021 sq ft - 188 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements