



oakheart

£850,000

Offers Over  
School Road, Great Barton, Bury St.  
Edmunds

A truly exceptional example of high specification, modern living. The current occupiers have sympathetically extended and renovated this home, with no expense spared. This wonderful detached home offers generous open plan living accommodation, four well proportioned bedrooms and a wrap around plot of 0.36 acres(sts).

The Oaks is located in the quaint village of Great Barton, only a short drive from Bury St.Edmunds. The grand and unique frontage sets this residence apart with the oak porch and granite stone clad. The central hub of the home is the open plan kitchen and dining/sitting room. A stone and anthracite in-frame kitchen compliments granite work surfaces and integrated appliances. Adjoining the kitchen is a large breakfast bar leading into the dining room.

Thanks to the expansive bi-folding and skylights, the dining space floods the remainder of the accommodation with natural lights. The living room provides a separate and cosy retreat with an inset log burner. The right wing of the property gives way to the games room, home office and cloakroom. The hallway has been lengthened with handy additional storage cupboards. A utility room completes the ground floor accommodation.

The spectacular master bedroom spans the length of the house and is adjoined by the high specification ensuite. A Juliette balcony is fit over the front aspect window with French doors leading out to this. The ensuite comprises; walk in shower, free standing bath, two sinks with vanity storage and low level WC. Bedroom two also benefits from a modern ensuite. Both

bedrooms three and four are also double bedrooms.

The rear garden has been updated over the years to create a brilliant social space. The majority is laid to lawn with a unique Tiki Hut, bespoke outside kitchen and seating area. A portion is currently being used as astro turfed football pitch. The frontage allows parking for upwards of six vehicles on a driveway with electric gates with privacy.









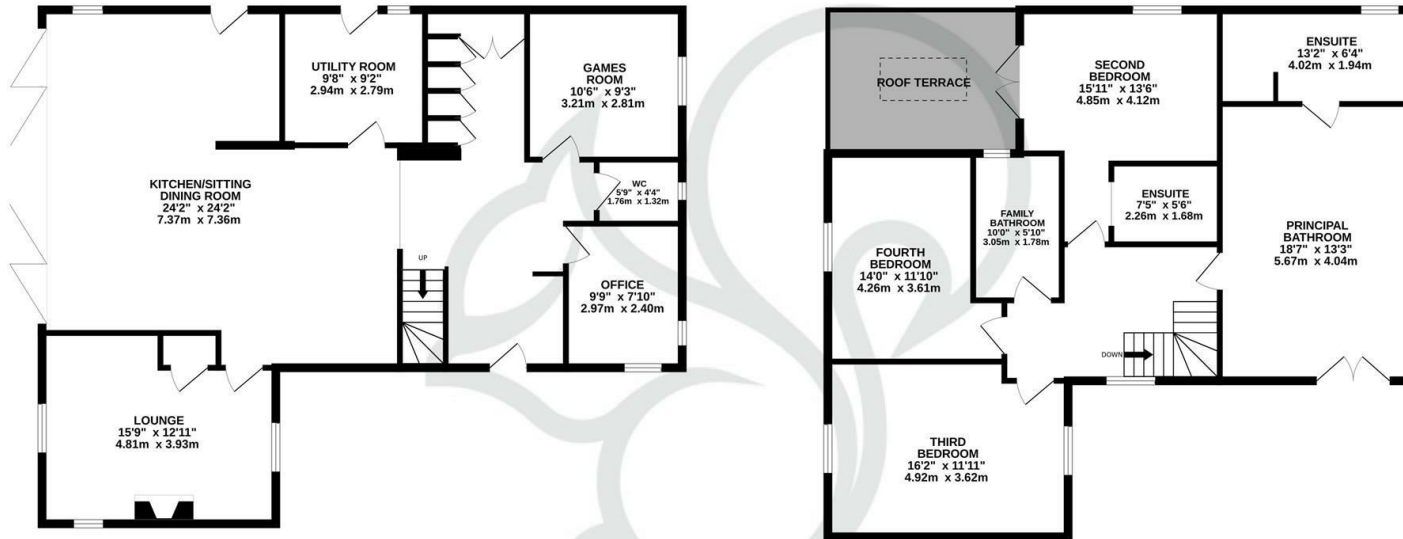
Local Authority:

Tenure:  
Freehold

Council Tax Band:

GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.

1ST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Oakheart Bury St Edmunds  
01284 331077  
bury@oakheartproperty.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**