



**Downing Drive, Great Barton Bury St. Edmunds IP31 2RP**

**welcome to**

**Downing Drive, Great Barton Bury St. Edmunds**

William H Brown are delighted to show this beautifully presented throughout, detached family home which has had planning permission granted to extend should you require. Located in the well sought after village of Great Barton situated a short drive from Bury St Edmunds Medieval town centre!



## Ground Floor

### Entrance Hall

Plastered ceiling, fitted light, external double glazed door to front, internal; doors to WC, lounge, dining room and kitchen, frosted window to front and side aspect, stairs to first floor, radiator, sockets and tiled flooring.

### Cloakroom

Plastered ceiling, fitted light, frosted window to side aspect, fitted WC and wash-hand basin, radiator and tiled flooring.

### Lounge

17' 9" x 10' 5" ( 5.41m x 3.17m )

Plastered ceiling, fitted light, double glazed french door to conservatory, open archway to dining room, window to front aspect, open fire place, two radiators, sockets, TV point and laminate flooring.

### Dining Room

8' 6" x 8' 5" ( 2.59m x 2.57m )

Plastered ceiling, fitted light, double glazed sliding door to conservatory, radiator, sockets and laminate flooring.

### Conservatory

10' 7" x 18' 4" ( 3.23m x 5.59m )

UPVC with brick built foundation, double glazed french doors to side, windows to rear and side aspects, two electric heaters, sockets and tiled flooring.

## Kitchen

8' 6" x 8' 5" ( 2.59m x 2.57m )

Plastered ceiling, fitted light, open archway to utility, window to front aspect, wall and base units, integrated double oven and dishwasher, gas hob with extractor fan over, sink/drain, work surfaces, radiator, sockets and laminate flooring.

## Utility

9' 1" MAX x 6' ( 2.77m MAX x 1.83m )

Plastered ceiling, fitted light, external double glazed door to side, window to rear aspect, storage cupboard, wall and base units, space for multiple appliances, sink/drain, sockets and laminate flooring.

## First Floor

### Landing

Plastered ceiling, fitted light, loft access, doors to the three bedrooms, bathroom and airing cupboard, radiator, sockets and carpet flooring.

### Bedroom One

12' 6" x 9' 3" ( 3.81m x 2.82m )

Plastered ceiling, fitted light, doors to en-suite and dressing room/office, window to rear aspect, radiator, sockets, TV point and carpet flooring.

### En-Suite

Plastered ceiling, fitted light, walk in shower cubicle, fitted bathroom with shower attachment over, fitted WC and wash-hand basin, heated towel rail and laminate flooring.

## Dressing Room / Office

8' 6" x 4' 6" ( 2.59m x 1.37m )

Plastered ceiling, spot lights, window to front aspect, radiator, sockets and carpet flooring.

## Bedroom Two

9' 5" x 8' 6" ( 2.87m x 2.59m )

Textured ceiling, fitted light, window to rear aspect, radiator, sockets and carpet flooring.

## Bedroom Three

8' 6" x 6' 2" ( 2.59m x 1.88m )

Textured ceiling, fitted light, window to front aspect, radiator, sockets and carpet flooring,

## Bathroom

Plastered ceiling, fitted light, window to front aspect, fitted bath with shower attachment over, fitted WC and wash-hand basin, heated towel rail, LED mirror, tiled flooring.

## Exterior

### Front Garden

Patio driveway with space for multiple cars leading to a single garage, front door and gated access to the rear garden. The garage has up and over door, power and lighting.

### Rear Garden

Mainly laid to lawn with patio area and a variety of bushes, shrubs and trees surrounding. Also benefiting from wooden shed, rear access to garage, outside taps and sockets.

## Garage

Power and electricity, ladder up to additional office / storage area.



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welcome to

## Downing Drive, Great Barton Bury St. Edmunds

- Detached Family Home
- Granted Planning Permission To Extend Further
- Three Bedrooms
- En-Suite & Dressing Room/Office Off Bedroom One
- Large Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
BGS109376 - 0004

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