



Bunbury Avenue, Great Barton

Sheridans



Bunbury Avenue, Great Barton IP31 2SZ

Guide Price £475,000

Detached bungalow with large private gardens enjoying a very sought after location within Great Barton.

Understood to have been built about sixty years ago, this individual detached bungalow provides a surprising level of accommodation with further scope to remodel/extend (subject to the relevant planning permissions) and further benefitting from large west facing gardens providing an excellent degree of privacy and enjoying a delightful setting overlooking a large green within a desirable location in the village. Benefitting from gas radiator central heating, the accommodation currently in brief comprises of an entrance hall with built-in cupboard, airing cupboard and door to the kitchen. The kitchen has a built-in oven, hob and extractor fan with plumbing for free standing washing machine, dishwasher and fridge/freezer with the front window overlooking the green outside. Leading off the kitchen is the door to the outside hallway with external door to the front of the property and door to the garage which houses the boiler and outdoor storage/shed area.

The two bedrooms have built-in bedroom furniture and served by a recently re-modelled modern shower room with walk-in shower enclosure, completing the accommodation.

Outside

The property is approached along a shingle driveway providing parking for up to 6 cars, turning space and access to the adjoining garaging and store. The gardens are a particular feature being stocked with an abundance of flowering plants, a huge variety of mature trees and shrubs, whilst being mostly laid to lawn. Within the gardens is a summer house, green house, workshop and a terrace creates an ideal area for outdoor entertaining whilst enjoying the westerly aspect. At the very rear of the property is a private sectioned off area containing another shed and outbuildings along with various large composting crates, water container and a garden storage area.

Location

The property enjoys a superb setting overlooking a large open green in this very desirable location within the village. Great Barton is a sought after village and offers facilities including a post office, village hall, well regarded primary school and parish church. The village is situated within approximately three miles of the historic market town of Bury St Edmunds and provides excellent access to the main road networks including the A143 to Diss and the A14 to Cambridge and London.

- Large private west facing gardens
- Spacious accommodation
- Further potential to extend (subject to planning permission)
- Highly sought after location within popular village close to Bury
- Three receptions
- Two bedrooms, shower room
- Kitchen
- Extensive parking, garaging
- No onward chain
- Internal inspection essential

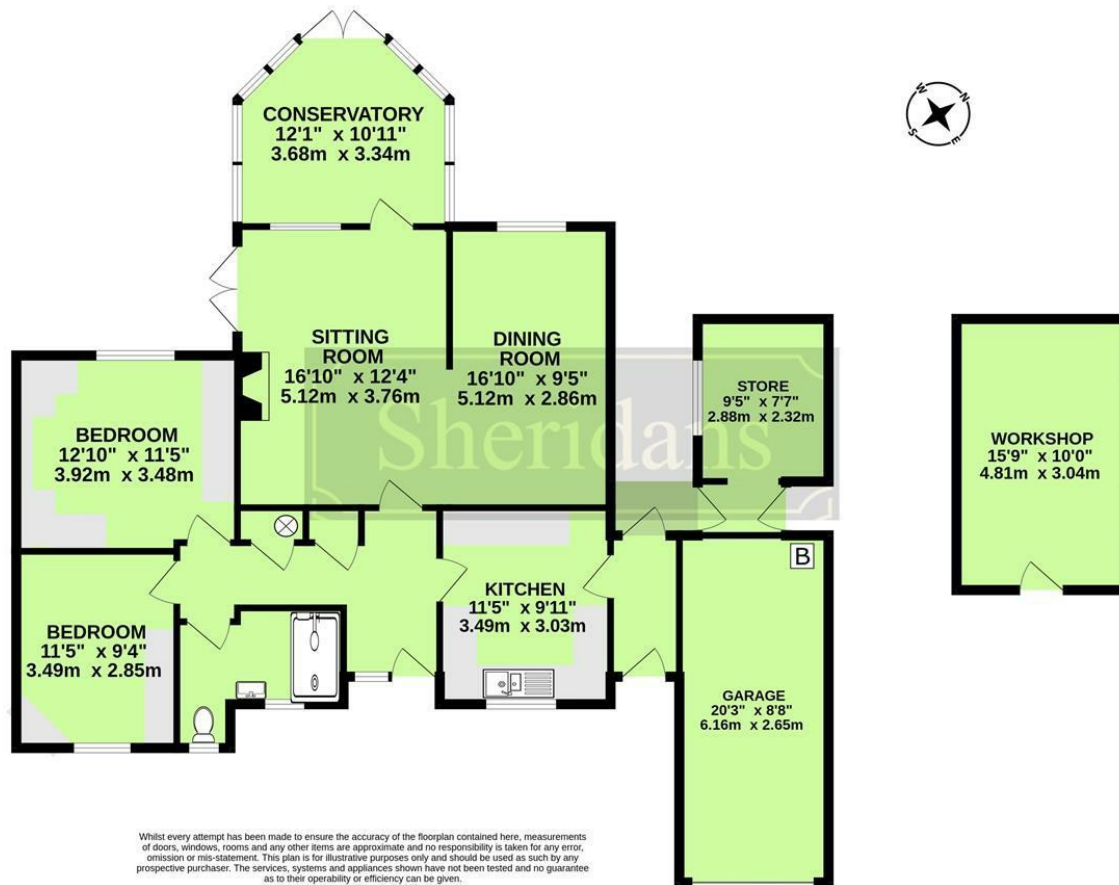
Directions

From Bury St Edmunds proceed north-east on the A143 towards Diss. When entering Great Barton take the first turning on the left signposted Fornham Road. Take the first turning on the right onto Hall Park, where Bunbury Avenue will be found further on the right-hand side.

Services

All mains services are connected. Gas central heating. Council tax band D. EPC Rating: D. No onward chain.





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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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