



**Greenway, Great Barton**

**Sheridans**







# Greenway, Great Barton IP31 2TA

Offers Over £575,000

Much loved family home of many years providing spacious accommodation complemented by large private gardens enjoying one of the best settings on Hall Park in Great Barton. All in about .44 of an acre.

Understood to have been built 55 years ago of traditional brick construction beneath a tiled roof and now in need of updating to bring the house up to present day living standards, this individual detached house, provides well proportioned accommodation possessing a light and airy atmosphere, complemented by private gardens and fabulous views across Hall Park.

Benefitting from oil fired radiator central heating and double glazing, the accommodation is offered with no onward chain and currently in brief comprises of an entrance porch leading through to the entrance hall with oak block flooring, stairs off to first floor and door to a cloakroom. The study has a large window to front affording views across Hall Park and French doors opening to the side. The spacious sitting room has a fireplace and large window overlooking the rear gardens and French doors to a garden room with doors to gardens. The kitchen breakfast room is fitted with a range of cupboards providing ample drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances. The separate dining room is an ideal reception room for entertaining and offers potential to be included within the kitchen, to create a large dual aspect kitchen/dining room if desired. Adjoining the kitchen is a large utility room fitted with the original range of cupboards with boiler cupboard and door to the double garaging.

On the first floor, a spacious landing leads to the four generous

bedrooms, all of which offer delightful views across gardens and hall park. All the bedrooms have built-in wardrobes and are served by the family shower room completing the accommodation.

## Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and access to the adjoining double garaging. To the front are neatly maintained gardens enjoying views across the green. To the rear is a large well kept garden being mostly laid to lawn and bordered and interspersed by numerous mature trees and shrubs.

## Location

The property occupies a fantastic setting overlooking an large open green in the exclusive location known as "Hall Park", originally forming the parkland to Barton Hall, which was demolished in the early 20th century. Hall Park is a very desirable area situated in the centre of the village and is within easy reach of the local amenities which include a well regarded primary school, post office, garage, church and public house. Great Barton boasts a thriving local community spirit and the village is situated only 2 miles to the north east of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities this historic market town has to offer.

## Directions

From Bury St Edmunds proceed north east on the A143 towards Diss. Proceed into Great Barton and take the first turning on the left into Fornham Road. Follow the road and take the first turning on the right into Diomed Drive. Follow the road around the large open green, where the turning for Greenway, will be found on the left-hand side.

## Services and agents note

- Detached 4 bedroom family home in splendid setting
- Extensive driveway providing parking for several cars, double garage
- Large well tendered gardens approaching half an acre
- Well proportioned rooms with a light and airy feel
- Reception hall with oak block flooring, cloakroom
- Sitting room, garden room
- Dining room, study
- Kitchen breakfast room, utility
- Four bedrooms, family bathroom
- Superb views across large open green

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 27 mbps available (Source Ofcom)

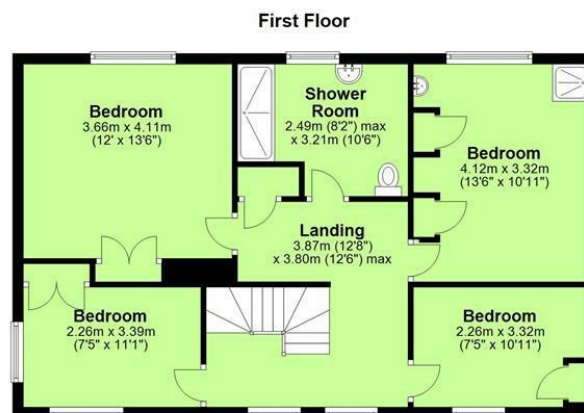
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very low

EPC Rating: E

Agents note. It is understood that that there are currently bats residing in the attic space which are a protected species. Any interested parties in the house should make their own enquires.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors/windows/rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered in England No.** 04461290

**VAT Number:** 794 915 378

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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