



**Fornham Road, Great Barton**

**Sheridans**



# Fornham Road, Great Barton IP31 2TR

Guide Price £925,000

## NO ONWARD CHAIN....

An outstanding energy efficient house offering luxuriously appointed accommodation enjoying open views in the popular village of Great Barton.

Constructed to an incredibly high standard and finish and virtually a total new build in 2023, this stunning individual house boasts an excellent attention to detail with lavish finishes and styling coupled with beautifully proportioned accommodation.

Benefitting from private rear gardens, an expansive driveway and delightful open views to the front and currently comprises of a pair of contemporary entrance doors opening to a spacious half vaulted reception hall creating an area of great first impression with a stunning high ceiling and fine oak and glass bespoke staircase, double cloaks cupboard, door to cloakroom and double doors flowing to the kitchen/family room and door to the study.

The sitting room is a spacious reception room with feature contemporary LVT flooring and the 'live in' kitchen/dining/family room, is an incredible room with two sets of Aluminium Bi-Fold doors opening up the whole corner of the room into the garden and creating a fantastic light and airy feel. The kitchen is fitted with a stunning range of bespoke units providing plenty of drawer and cupboard space beneath Quartz worktops complemented by a central island and quality integrated appliances, including a four-in-one instant boiling tap, with space for range oven set within traditional over mantle. A separate utility room is finished to the same high quality with Quartz worktops, integrated freezer, housing for washing machine and tumble dryer, with further sink and door to garden. The ground floor guest suite is a generous and versatile room, with French doors to terrace and gardens, complemented by a stylish en-suite shower.

On the first floor, the spacious galleried landing creates space for a sitting/study area. The amazing principal suite is a wonderful bedroom with high vaulted ceilings and full height window to front affording incredible views across meadows and countryside beyond. This room has its own dressing room and luxurious en-suite bathroom with separate shower. Bedroom two, is a further wonderful room beneath a high ceiling creating a light and airy feel with quality fitted wardrobes and full height window with French doors opening to the Juliet balcony. The remaining bedroom is also particularly spacious with window affording far reaching views with window seat and a further luxurious bathroom completes the accommodation.

## Outside

The house is approached along an expansive driveway providing plenty of vehicle parking and turning space, the driveway also includes a convenient modern electric car charging point. The front gardens are mostly laid to lawn and gated side access leads past the plant room for the heating system and continues to the rear gardens which are mainly laid to lawn and provide the occupants with a good degree of privacy. There is a stylish water feature and two Porcelain terraces, create ideal areas for outdoor entertaining and al-fresco dining.

## Location

The house enjoys a delightful setting with far reaching meadow views to the front. Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities including a well-regarded primary school, church, shop, playing field and village hall. The village is situated next Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.

## Directions

When entering Great Barton from the direction of Bury St Edmunds along the A143, turn left into Fornham Road, where the entrance to the house will be found further on the right.

- Stunning virtually brand new family house benefitting from no onward chain
- Beautifully proportioned rooms
- Impeccable finish and features
- Latest infrared heating system and solar making an incredibly efficient home
- Sought after village location affording open views
- Sitting room, study
- Incredible 'live in' kitchen/dining/family room with Bi-Fold doors to gardens
- Utility, cloakroom
- Principal suite with dressing room, three further bedrooms, luxurious en-suites and bathrooms
- Expansive driveway, gardens with Porcelain terracing

## Services

Mains electricity, water and drainage. Solar panels. Council Tax Band D.

Latest infrared energy carbon electric ceiling heating system making an extremely energy efficient home  
Electric car charging point in driveway.  
All bathrooms have underfloor heating.  
Water conditioning system.



GROUND FLOOR

1ST FLOOR



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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