



Mill Road, Great Barton

Sheridans



Mill Road, Great Barton IP31 2RU

Guide Price £575,000

A recently extended 3 bedroom detached 1930s house with generous south facing gardens and plenty of parking space in the thriving village of Great Barton.

Understood to have been built in the 1930s of traditional brick construction beneath a hipped tiled roof-line and with an impressive new single storey rear extension, this traditional detached family home, provides much improved and updated accommodation possessing a light and airy atmosphere, complemented by generous south facing gardens, plenty of vehicle parking and views to the front across farmland, whilst situated on the edge of this very sought after and conveniently positioned village close to Bury St Edmunds.

The accommodation currently in brief comprises: impressive arched hardwood entrance door opening to the entrance hall with stairs off to first floor, and door opening to a light and airy sitting room with fireplace and large bay window to front. The family room has an under-stairs cupboard, window to front and French doors opening to the splendid newly built extension, creating a wonderful kitchen/dining room fitted with a traditional style kitchen providing plenty of drawer and cupboard space beneath Worktops that are Silestone pulsar, with space for range oven and a built in dishwasher. There is a larder cupboard and a separate built in fridge and built in freezer. There is a central island and a good amount of light is created from two large roof light windows and glazed French doors to the rear gardens. From the kitchen leads to a side hall with access to the separate utility room, study and newly upgraded shower room.

On the first floor is a landing leading to the three bedrooms including two large double bedrooms, served by the upgraded shower room, completing the accommodation.

Outside

A shingle driveway leads to the front and side of the property, provides extensive vehicle parking and turning space. A five bar gate provides access to the rear gardens. The gardens are a particular feature of the house, being of a generous size and providing the occupants with a good degree of privacy. The gardens are mostly laid to lawn and stocked with numerous mature trees, shrubs and well stocked flower beds. The gardens are enclosed by fencing and include a large workshop which is insulated and a shed whilst extending in all to about .22 of an acre.

Location

The property is located on the edge of the village, set back from the road and overlooking farmland. Great Barton is a sought after village with a thriving local community and provides an excellent range of local facilities including a well-regarded primary school, church, garage with shop and a village hall. The village is situated within only a few miles from 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 on the A143, proceed through the village passing the garage, and take the next left onto Mill Road. Follow the road, where the entrance to the property will be found further on the left.

what3words:///ruler.watching.tentacles

- Traditional style detached 1930s house with recent rear extension
- Generous south facing gardens
- Extensive vehicle parking, large shed/workshop
- Sitting room
- Family room
- Superb kitchen/dining room with island
- Utility, shower room
- Study
- Three bedrooms, shower room
- Sought after village location

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 80 mbps available (Source Ofcom)

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

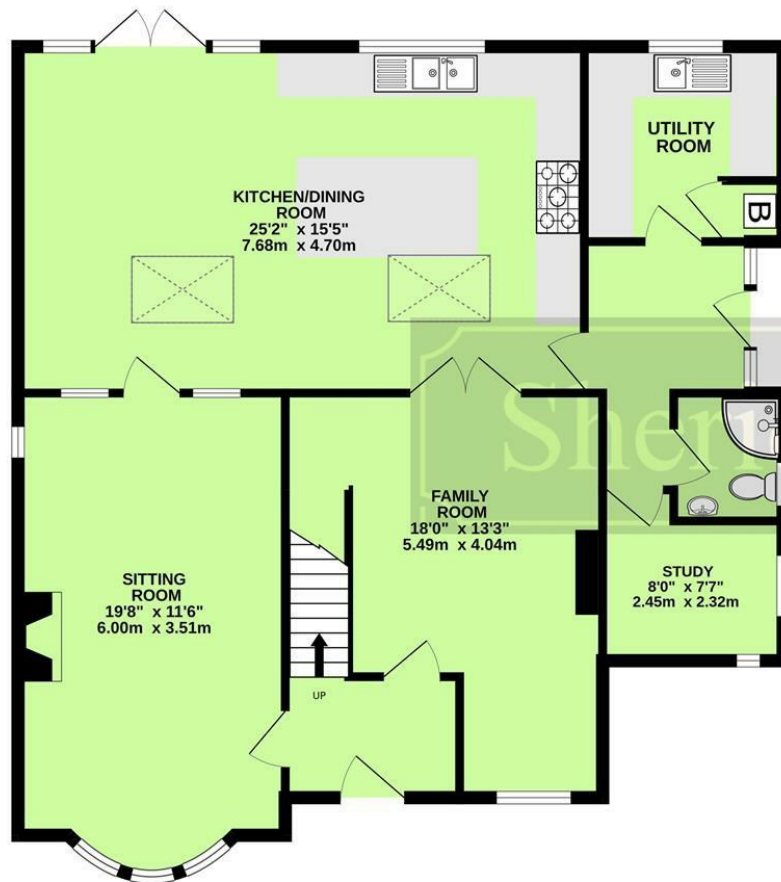
Flood Risk: Low Risk (River & Seas)



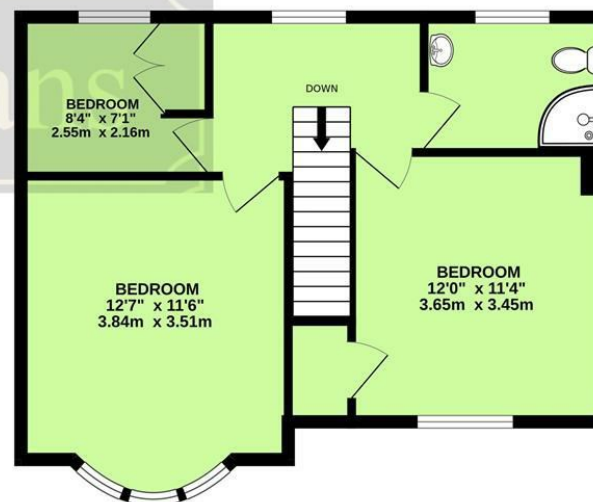
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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

Registered in England No. 04461290

VAT Number: 794 915 378



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