

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



32 Elms Close, Off Cox Lane,
Great Barton, Suffolk, IP31 2NR

Guide Price
£375,000

Room for all the family - This extremely spacious semi-detached home has a lot to offer

If you have been looking for a property that is large enough for your growing family or indeed extended family, this spacious 5 BEDROOM Semi is bound to be of interest.

Occupying an excellent village setting and with almost 2000 sq ft of accommodation, the property is actually considerably larger than most detached homes and is of course being sold at a much more competitive price point.

Great Barton offers an excellent range of amenities including a superb primary school, shop, village hall and a public house/restaurant. The thriving market town of Bury St. Edmunds is around 2.5 miles away.

- Exceptionally spacious semi detached house
- Occupying a very popular village location
- Hall, sitting room, large conservatory
- Kitchen/breakfast room, utility, dining room
- 5 good sized bedrooms, family bedroom
- Gas central heating, uPVC sealed unit glazing
- Large established gardens, extensive parking



Although registered as being in Elms Close, the property is actually located off Cox Lane- a small road just off the village centre, close to all local amenities and open countryside.

On the ground floor: A large entrance hall gives access to the spacious sitting room with a feature fireplace. Double doors open up into the conservatory which is over 22 ft long and could have a variety of uses. The former kitchen has been made into a useful utility room and leads into the kitchen/breakfast room. At the far end of the kitchen is a separate dining space, currently being used as an extra sitting room.

On the first floor: A light and bright landing area gives access to all 5 bedrooms and the family bathroom.

Outside

The gardens to the front of the house are enclosed by hedging and have been hard landscaped to provide extensive parking. The rear gardens are of a very generous size and are laid mainly to lawn.

COUNCIL TAX - BAND A

ENERGY PERFORMANCE RATING C

COUNCIL - WestSuffolk

SERVICES - All main services are connected

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///undertone.appointed.stilted

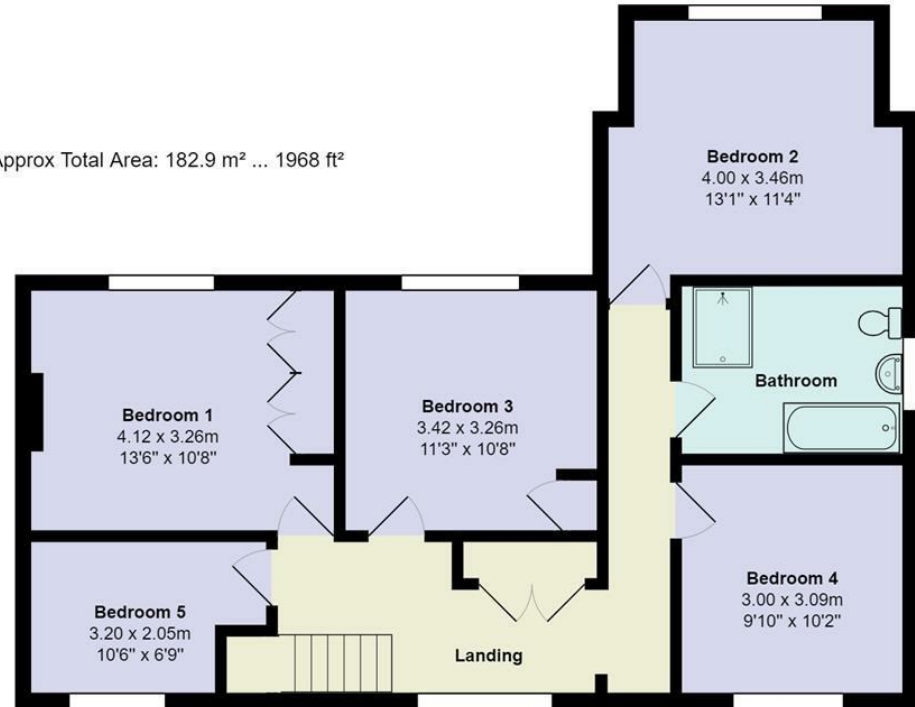
Directions

From Bury St. Edmunds proceed north on the A143, on reaching Great Barton continue through the main street when Cox Lane will be seen on the right hand side, shortly after the petrol station. The property can then be found on the righthand side.





Approx Total Area: 182.9 m² ... 1968 ft²



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526