

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



Wheatfields Nacton Lane, Great Barton,
Bury St. Edmunds, Suffolk, IP31 2SA

Offers In Excess Of
£825,000

*'Ticking all the boxes'
An impressive detached home in
a lovely setting*

This immaculately presented detached village home provides an exceptional range of well-appointed accommodation, with well proportioned rooms and lots of natural light.

Built to an individual design and high specification, this contemporary styled home occupies a 'tucked away' village setting with superb views to the rear across open farmland.

Great Barton is a popular and well-served village, located just 3.5 miles from the thriving market town of Bury St. Edmunds.

In total, the house provides over 2100 sq ft of living accommodation (plus a large garage and extensive parking) - making it perfect for family living.

- Superb individual detached family home
- Occupying an excellent village setting
- Vaulted reception hall, cloakroom
- Spacious sitting room, family room/study
- Stylish kitchen/dining room, utility
- 4 Double bedrooms, bathroom & 2 en suites
- Gas fired central heating, sealed unit glazing
- Large garage, attractive gardens, open views



In more detail, the accommodation comprises:

On the ground floor:

The impressive reception hall has a vaulted ceiling with an oak and glass staircase leading to the first floor. The end wall of the hall has floor-to-ceiling glazing, bathing the centre of the house in natural light and providing the first glimpse of the gardens and the open views beyond.

The sitting room has a dual aspect with glazed doors opening out onto the patio. The family room /study is of a very generous size and is currently being used as a home office. The kitchen/dining room has an open plan layout, providing the perfect space for entertaining. The kitchen includes a range of cupboards and worktop surfaces together with an integrated double oven, hob and dishwasher. Leading off the kitchen is a useful utility room.



On the first floor:

A light and bright galleried landing gives access to all 4 double bedrooms and the family bathroom. The principal bedroom has an en suite shower room and a Juliette balcony which enjoys far-reaching views of the neighbouring countryside. Bedroom 2 makes an ideal guest suite and includes another en suite shower room.



Outside

Located at the end of a private no-through lane, the house is approached over a large block paved driveway providing parking for four vehicles and access to the large garage. A side access leads to the fence-enclosed rear gardens, which include a large lawn and shrub borders. As previously mentioned, the gardens back onto open farmland and include a patio and an impressive oak timber-framed covered seating and barbeque area - perfect for family get-togethers and summer evenings with friends.



COUNCIL TAX - BAND F

ENERGY PERFORMANCE RATING - B

COUNCIL - West Suffolk

SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///storeroom.candle.dime

Agents Note:

In accordance with the Estate Agents Act 1979 we state that the owner of this property is related to a Director of Mortimer and Gausden.



Approx Total Area: 221.9 m² ... 2389 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.

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