



LIVERMERE ROAD GREAT BARTON, IP31 2SB

£550,000
FREEHOLD

IDYLIC WOODLAND SETTING

This charming three-bedroom detached bungalow is set in an idyllic woodland setting in the sought-after village of Great Barton. The property enjoys a generous frontage with several mature trees, enhancing its sense of privacy and tranquility. A spacious driveway provides ample parking and leads to a single detached garage. Inside, the versatile accommodation includes an entrance hall, cloakroom, kitchen, and a separate dining room, along with a sunroom offering delightful views over the large, established rear garden. Three well-proportioned double bedrooms and a family bathroom complete the interior. The rear garden is mainly laid to lawn with mature trees and shrub borders, creating a peaceful outdoor retreat. While the bungalow requires updating and modernising, it offers a wonderful opportunity to create a beautiful home in a desirable village location.

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LIVERMERE ROAD

- Prestigious Location Close To Bury St Edmunds
 - Large Bungalow Standing In About Half An Acre
 - Opportunity To Extend Or Improve
 - Oil Fired Heating
 - Versatile Accommodation
 - Chain Free - Don't Miss Your Chance
 - Sunroom Overlooking The Mature Private Garden
 - 3 Double Bedrooms
 - Garage & Deep Driveway Offering Ample Parking
 - Step Inside Today
- With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance with main entrance door and side glass side panels. Radiator

Cloakroom

WC, pedestal wash basin. Window to front. Electric radiator

Dining Room

Well proportioned room with windows offering plenty of natural light. Tiled open fireplace. Serving hatch. Radiator.

Sitting Room

Nicely proportioned room with tiled open fireplace. Delightful views of the garden and twin doors lead to the sun room. Radiator. Wall lights.

Sunroom

With views across the gardens and French doors provide access to the terrace seating area. Polycarbonate roof.

Kitchen

A well proportioned room with high ceilings fitted with wall units and base cupboards. Work surfaces and Inset sink and double drainer. Space for appliances. Floor to ceiling storage cupboard. Window to side. Airing cupboard. Oil boiler and radiator. Door to pantry.

Pantry

Shelving and good space for storage. Door to sunroom.

Inner Hall

Airing cupboard and French doors to sunroom. Radiator

Bedroom 1

Spacious double room with double fitted wardrobes and cupboards. Views to front. Radiator.

Bedroom 2

Good size double room with fitted cupboards. Front garden views. Radiator.

Bedroom 3

Double room with fitted wardrobes and cupboards. Garden views. Radiator.

Bathroom

Suite with WC, pedestal wash basin and part sunken bath. Bidet. Separate tiled shower cubicle. Windows and radiator.

Outside

Grounds

The property is set back from the road approached via a deep driveway with ample parking and turning area which in turn leads to the detached garage. Boardered by mature hedging with lawns and mature trees. Access to both sides of the property.

Rear Garden

The large mature garden is bound to impress with extensive lawns and an abundance of mature trees and shrubs. Adjoining the property is an attractive paved seating area enjoying the view.

Being South East facing the gardens are very private and offer plenty of seclusion.

Garage

Detached garage with up and over door and power connected.

LIVEREMERE ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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