

## THE STREET, GREAT BARTON, IP31 2NP

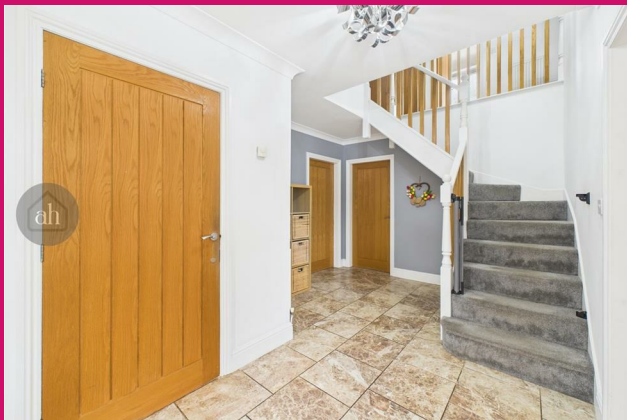
£575,000  
FREEHOLD

This substantial four-bedroom detached home, located in the sought-after village of Great Barton, offers generous and well-planned accommodation throughout. The impressive entrance hall sets the tone for the spacious interior, leading to a large kitchen/breakfast room, separate dining room and a useful utility room. There is also a study, a welcoming sitting room and a bright conservatory overlooking the garden – perfect for family living and entertaining. Upstairs, the master bedroom features an en suite, complemented by a guest bedroom with its own en suite, two further bedrooms and a stylish family bathroom. Outside, the property enjoys wrap-around gardens to the side and rear, a driveway providing ample parking and a double garage.

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# THE STREET

- Spacious Well Presented Detached Four Bedroom Home
- Stylish Kitchen/Breakfast Room
- Sitting Room & Separate Dining Room
- Gas Fired Central Heating
- Master Bedroom & Guest Bedroom With En-Suite
- Double Garage & Driveway For Ample Parking
- Utility Room & Ground Floor Cloakroom
- Conservatory With Garden Views
- Good Sized Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hallway with cloakroom and storage cupboard, stairs leading to first floor. Window to side and two radiators.

## Cloakroom

Wash hand basin and WC. Window to side. Radiator.

## Sitting Room

Welcoming sitting room with sliding doors opening onto the decking area. Feature gas fire with surround. Window to front. Radiator.

## Kitchen/Breakfast Room

Modern kitchen with a range of base, wall and drawer units with work tops over. Built in rangemaster oven and hob with extractor fan over. Space for dishwasher. Sliding door in to garden. Radiator.

## Utility Room

Range of base and wall units with work tops over. Space from washing machine, tumble dryer and tall fridge/freezer. Window to rear. Door to side. Radiator.

## Dining Room

Bright room currently used as a second reception room with doors opening into the conservatory. Radiator.

## Study

Window to the front. Radiator.

## Conservatory

Lovely conservatory with views across the garden. Doors opening out onto the patio area. Radiator.

## Landing

Landing with loft access and airing cupboard. Radiator.

## Bedroom 1

Generous double bedroom with fitted wardrobes. Window to the front. Radiator.

## En-Suite

Modern ensuite shower room with wash hand basin, WC and shower. Window to front. Radiator.

## Bedroom 2

Double bedroom with storage cupboard/wardrobe. Window to front, Radiator.

## En-Suite

Convenient second ensuite shower room. Wash hand basin, WC and shower. Window to side. Radiator.

## Bedroom 3

Double bedroom with alcove storage. Window to rear. Radiator.

## Bedroom 4

Good size room with storage cupboard. Window to rear. Radiator.

## Bathroom

Stylish family bathroom with wash hand basin, WC and P shaped bath with shower over. Window to rear. Heated towel rail.

## Front Garden

The property enjoys an attractive frontage with ample driveway parking and access to the double garage. A gated side entrance leads to the private and well-maintained garden.

## Rear Garden

The rear garden is laid mainly to lawn with patio and decking area, perfect for outdoor entertaining and relaxation. The gardens wrap around to the side of the property, with access available to the front.

## Double Garage

Double garage with electric roller door. Power and light.



## THE STREET



Approximate total area<sup>(a)</sup>2299 ft<sup>2</sup>212.6 m<sup>2</sup>

Reduced headroom

 $2 \text{ ft}^2$ 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360



Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		64	73
<b>Not energy efficient - higher running costs</b>			

**England & Wales**

EU Directive  
2002/91/EC



EPC Rating: D      Council Tax Band: F

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