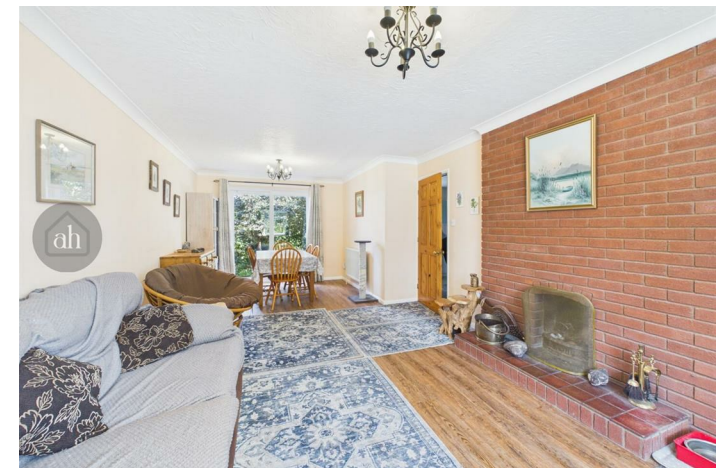




COX LANE, GREAT BARTON

IP31 2NS

OIEO £300,000
FREEHOLD

Situated on a quiet lane in the sought-after village of Great Barton, this extended five-bedroom semi-detached home offers spacious and versatile accommodation with excellent potential to modernise and make your own. The ground floor comprises a welcoming entrance hall, generous sitting/dining room, kitchen, utility room and cloakroom. Upstairs, there are three double bedrooms, two further single bedrooms and a family bathroom. Outside, the property benefits from ample off-road parking, a single garage and an established rear garden with mature trees and shrubs.

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COX LANE

- Substantial Semi-Detached Five-Bedroom Home
- Spacious Sitting/Dining Room
- Well Appointed Kitchen With Utility Room
- Gas Fired Central Heating
- Garage & Ample Driveway Parking
- Ground Floor Cloakroom
- Five Good Sized Bedrooms
- Set In A Peaceful Location In A Popular Village
- Enclosed Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Radiator.

Sitting/Dining Room

Generous sized room with open fireplace and brick surround. Window to front and radiator. Opening to the dining area with French doors opening directly to rear garden. Radiator.

Kitchen

With a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for free standing oven with extractor hood over and dishwasher. Window to rear.

Utility Room

A range of wall units. Space and plumbing for washing machine. Door to rear.

Cloakroom

WC and wash basin. Window to side.

Landing

Airing cupboard. Loft access.

Bedroom 1

Large double room. Window to front. Radiator.

Bedroom 2

Double room with views. Window to rear. Radiator.

Bedroom 3

Double room with window to front. Radiator.

Bedroom 4

Window to rear. Radiator.

Bedroom 5

Window to front. Radiator.

Bathroom

WC and pedestal wash basin. Bath fully tiled with shower head over. Window to rear. Heated towel rail.

Outside

Front Garden

Large shingle driveway leading directly to the garage. Gated access to the rear garden.

Rear Garden

The rear garden is fully enclosed laid mainly to lawn with a variety of established shrubs and trees offering privacy. Gated access to driveway.

Garage

Up and over door. Fitted water softener. Power and light connected.

Agent's Note

Oct 2018 Conversion to gas, new boiler.

2019 New double glazed windows, french doors, and back door

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2021 Chimney rebuilt.

2022 New fascia, bargeboards, gutters and downpipes.

2024 New front door.

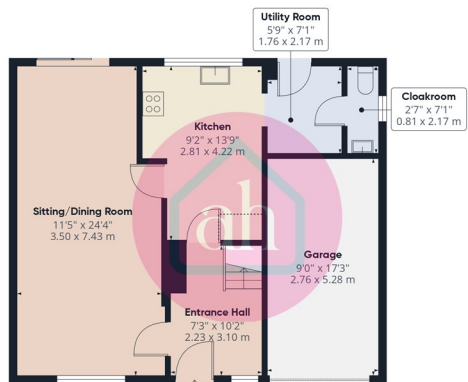
Disclaimer

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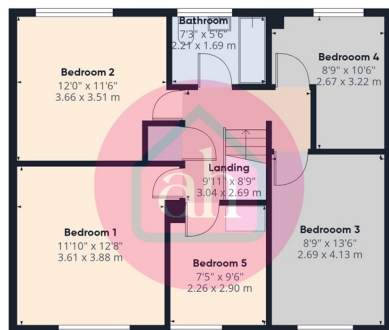


COX LANE





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
1338 ft²
124.4 m²

Reduced headroom
6 ft²
0.6 m²

(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
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: Council Tax Band: C

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