
DAVID
BURR
Katsina,
Great Barton,
Bury St. Edmunds, Suffolk.









Katsina,
Great Barton,
Bury St. Edmunds, Suffolk.

A generously proportioned detached bungalow offering considerable potential, set within approximately 0.38 acres with lovely countryside views.

Location: Great Barton lies approximately three miles northeast of Bury St Edmunds, offering village amenities including a shop, post office, public house and primary school. Bury St Edmunds provides a wider range of shopping, leisure and cultural facilities, with railway stations available in the town and nearby Thurston. The A143 provides connections towards the surrounding road network.

- Three bedrooms.
- Impressive sitting room measuring approximately 23ft.
- Separate dining room and study/bedroom
- Scope for enlargement or redevelopment, subject to the relevant permissions.
- Stunning gardens.
- Loft room.
- Abutting countryside to the rear.
- Rear terrace.
- Driveway, parking and garage.
- Sought after village location.
- No onward chain.











THE PROPERTY

Occupying a plot of approximately 0.38 acres, this three-bedroom detached bungalow enjoys lovely views over the open countryside adjoining its rear boundary. Situated in Great Barton, Katsina offers generously proportioned accommodation, a garage and ample parking, together with considerable scope for a purchaser to update and adapt the property to their own requirements.

The accommodation includes separate sitting and dining rooms, a study and kitchen, providing flexibility for both everyday living and entertaining. Particularly impressive is the sitting room, which measures approximately 23ft and forms a spacious principal reception room. Glazed doors overlook the rear gardens, making the most of the outlook and providing a connection between the living space and its substantial grounds. The separate dining room complements this space, while the study provides a useful room for working from home or pursuing hobbies.

There are two ground-floor bedrooms however the study could be used a third downstairs bedroom if desired, these are served by a bathroom and a separate shower room, together with an occasional loft room offering additional flexibility. The property requires updating throughout, presenting an opportunity to create a home tailored to individual tastes. There is scope to consider cosmetic improvements, a more comprehensive refurbishment or potential enlargement or redevelopment, subject to the relevant permissions.

Arguably the property's most compelling feature is its generous plot, extending to approximately 0.38 acres in all. The gardens provide an attractive setting for the bungalow, with the rear boundary adjoining open countryside and affording lovely rural views. This outlook is a particular asset, enjoyed from both the grounds and the impressive sitting room.

Predominantly laid to lawn, the rear gardens offer ample space for recreation and planting, with opportunities for a keen gardener to develop the existing layout. A terrace abuts the rear of the bungalow, providing space for outdoor seating and dining while enjoying the garden and countryside beyond.

POSTCODE: IP31 2RF

WHAT3WORDS: ///grazed.trample.burden

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band F

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.



Material Information

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EPC RATING: TBC.

PROPERTY POSTCODE: IP31 2RF.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick (assumed).

COMMUNCIATION SERVICES: Broadband Speed: Up to 5500 Mbps (source Ofcom).
Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).
NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting https://checker.ofcom.org.uk/.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: Historic flooding not known.

ACCESSIBILITY ADAPTIONS: None.

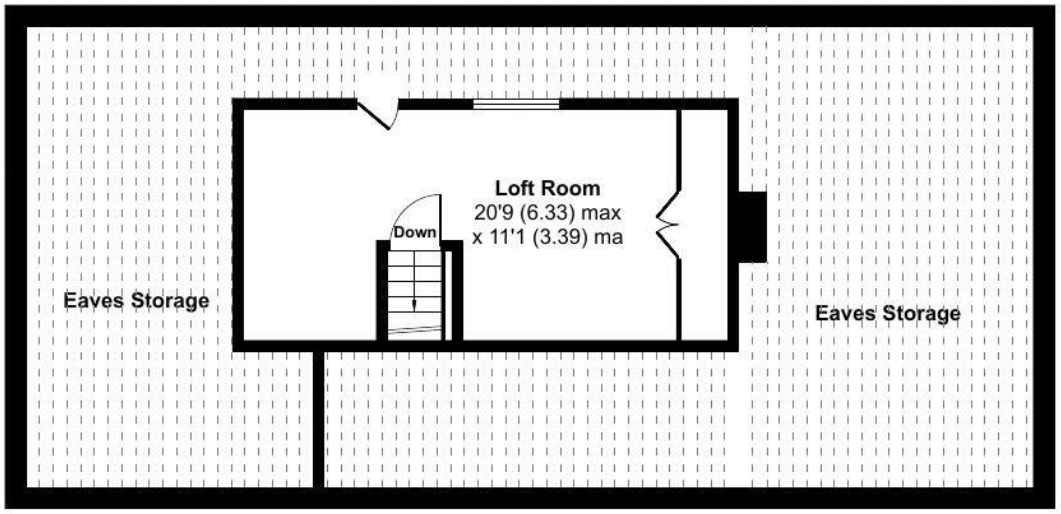
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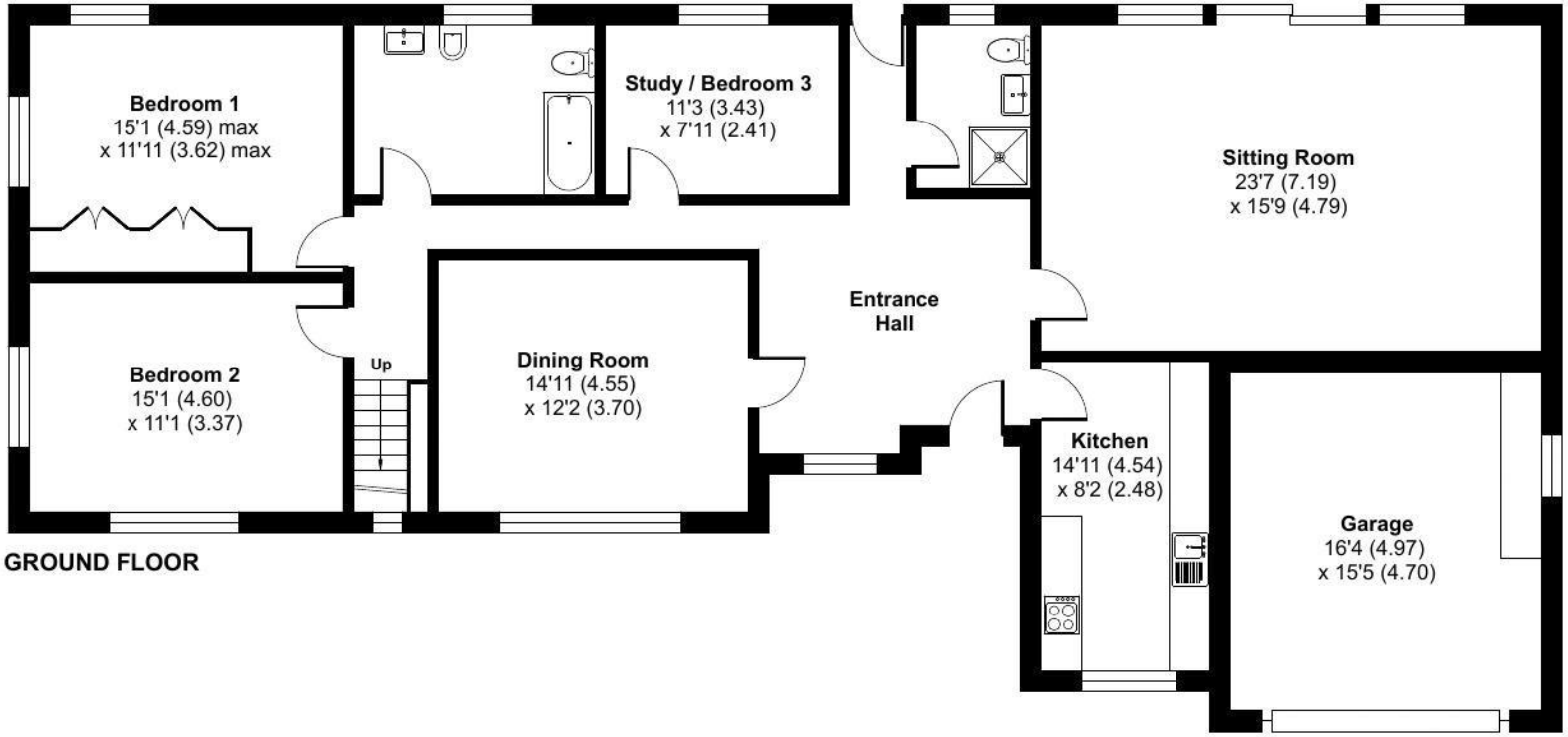
East Barton Road, Bury St. Edmunds, IP31

Approximate Area = 1853 sq ft / 172.1 sq m
Limited Use Area(s) = 811 sq ft / 75.3 sq m
Garage = 244 sq ft / 22.6 sq m
Total = 2908 sq ft / 270 sq m
For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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