



Hamstede, Bury Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2TS

**MARK · EWIN**  
BURY ST EDMUNDS



An immaculately presented, three bedroom detached chalet bungalow for sale in the popular village of Great Barton with spacious and flexible accommodation, off road parking and garage. The property's location is not only convenient, being located less than 10 minutes from Bury St Edmunds, but also offers a delightful outlook over farmland to the front.

The ground floor comprises, entrance hall, bedroom, sitting room, separate dining room, family room leading into the garden room, kitchen, utility room and a cloakroom completes the ground floor accommodation. On the first floor, two further bedrooms can be found along with the family bathroom.

Outside to the front, there is a circular driveway providing easy access and ample off road parking with garage and is enclosed by shrubs. To the rear, the good size rear garden is enclosed by fencing and shrubs and benefits from a large patio area with the rest of the garden being laid to lawn. It also features a summer house to the rear of the garden.

**Additional Information**

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



**Directions**

Proceed out of Bury St Edmunds along the A143 towards Diss and on approaching Great Barton the property will be found on your left hand side.

**Location**

Great Barton offers many local facilities including a primary school, petrol station, shop, church and public house. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



## Accommodation:

Entrance Hall

Bedroom One 14' 0" x 11' 10" (4.27m x 3.61m)

Sitting Room 14' 1" x 11' 11" (4.29m x 3.62m)

Dining Room 11' 9" x 11' 10" (3.58m x 3.61m)

Family Room 12' 2" x 11' 10" (3.71m x 3.61m)

Garden Room 13' 2" x 16' 8" (4.01m x 5.08m)

Kitchen 12' 5" x 11' 8" (3.78m x 3.55m)

Utility 6' 9" x 6' 1" (2.06m x 1.85m)

Cloakroom

First Floor Landing

Bedroom Two 12' 3" x 13' 8" (3.73m x 4.17m)

Bedroom Three 12' 3" x 11' 3" (3.73m x 3.43m)

Family Bathroom 6' 3" x 5' 8" (1.91m x 1.73m)

## Additional Information:

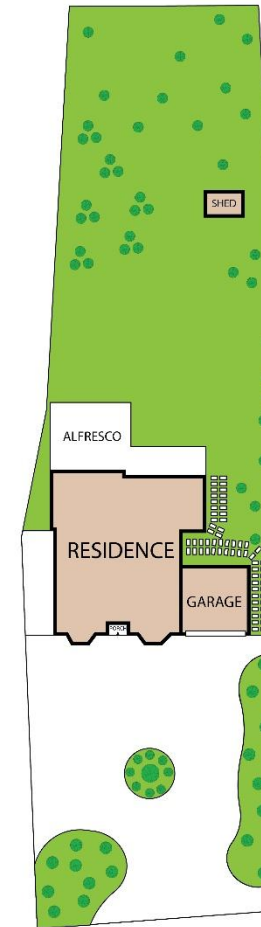
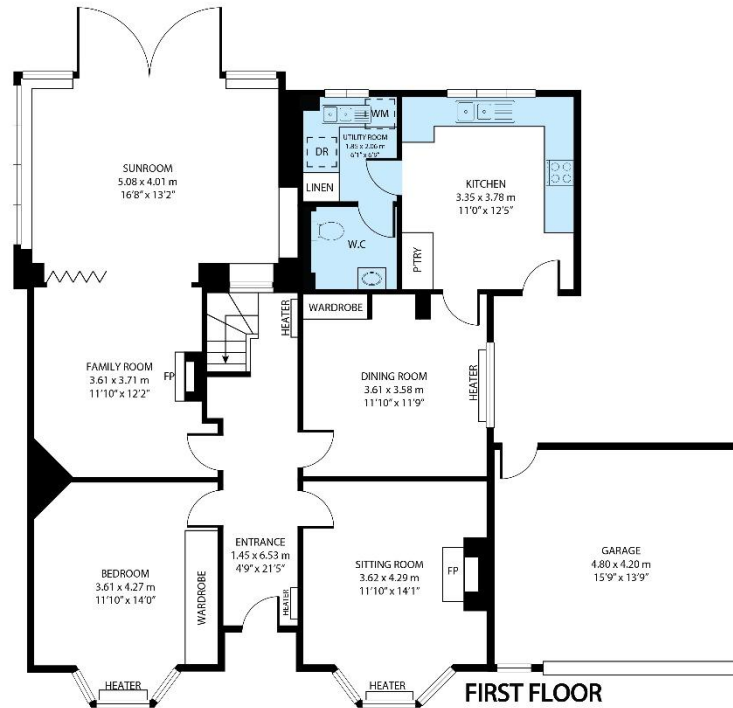
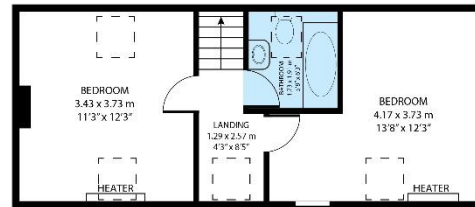
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Offers Over £425,000  
Freehold





BURY ROAD, GREAT BARTON, SFK, IP312TS

TOTAL APPROX. FLOOR AREA 164 SQ.M - 1,761 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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