



The Street, Great Barton, Bury St. Edmunds, Suffolk, IP31 2QP

MARK · EWIN
BURY ST EDMUNDS

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An attractive three-bedroom period cottage situated in the popular village of Great Barton, approximately three miles east of Bury St Edmunds. Extending to approximately 1,100 sq ft, the property offers well-proportioned accommodation, a garden room, an enclosed south-east-facing rear garden and parking for two vehicles.

The well presented accommodation begins with a sitting room featuring a fireplace, which is currently closed, and doors opening into the garden room. This provides an additional reception space with direct access to the rear garden.

The dining room includes fitted shelving and useful storage, together with stairs rising to the first floor and an opening leading into the kitchen. The kitchen is fitted with a range of shaker-style wall and base units, incorporating a gas hob, electric double oven and ceramic sink, with additional space and plumbing for appliances. A rear lobby provides access to the garden and the ground-floor cloakroom.

On the first floor, a generous central landing leads to three bedrooms, two of which benefit from fitted wardrobes. The family bathroom is fitted with a white suite comprising a freestanding claw-foot bath, separate shower enclosure, vanity wash basin and WC.

Outside, the enclosed south-east-facing rear garden is mainly laid to lawn with established planting, well-stocked borders, brick and slate detailing and a paved terrace. A pathway leads to a timber shed and rear gate.

A shared driveway provides access to the rear of the terrace, where the property has a hard standing parking area providing space for two vehicles.

Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

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

Agents note: The rear of the property is accessed via a shared driveway.



Directions

From the centre of Bury St Edmunds, proceed north along Fornham Road (A1101) before taking the A143 signposted Diss and Great Barton. Continue along the A143 for approximately 4 miles, passing through the outskirts of the town and into Great Barton. Upon entering the village, turn into The Street where the property will be found on the 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.

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Accommodation:

Entry 4' 3" x 5' 2" (1.29m x 1.57m)

Kitchen 11' 4" x 9' 2" (3.45m x 2.79m)

Dining Area 11' 5" x 10' 6" (3.48m x 3.20m)

Sitting Room 11' 1" x 19' 7" (3.38m x 5.96m)

Conservatory 8' 9" x 11' 10" (2.66m x 3.60m)

Landing 5' 3" x 8' 11" (1.60m x 2.72m)

Hall 8' 2" x 2' 7" (2.49m x 0.79m)

Bedroom 8' 2" x 8' 7" (2.49m x 2.61m)

Bedroom 10' 3" x 10' 8" (3.12m x 3.25m)

Bedroom 10' 5" x 10' 8" (3.17m x 3.25m)

Bathroom 8' 7" x 8' 7" (2.61m x 2.61m)

Additional Information:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers over £290,000
Freehold





GROUND FLOOR



FIRST FLOOR

All Measurements Are Approximate, This Floor Plan Is A Guide Only. Produced By Depp.



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.

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