



## THE AVENUE, GREAT BARTON, IP31 2SQ

OIEO £775,000  
FREEHOLD

Located in the picturesque village of Great Barton, this charming home presents a remarkable opportunity to acquire a stunning detached cottage that seamlessly blends traditional charm with modern living. This delightful residence is set within approximately 0.7 acres of beautifully maintained grounds, offering a serene retreat from the hustle and bustle of everyday life.

The property features three spacious reception rooms, providing ample space for both relaxation and entertaining. With five well-appointed bedrooms and four bathrooms, this home is designed to accommodate families of all sizes, ensuring comfort and privacy for everyone. One of the standout features of this cottage is the latter extension, which includes a games room and an indoor pool room, perfect for leisure and recreation. This unique addition enhances the property's appeal, making it an ideal space for hosting gatherings or enjoying quiet evenings with loved ones.

**allhomes**

# THE AVENUE

- Unlisted Detached Five Bedroom Cottage
- Large Open Plan Kitchen/Dining/Family Room
- Heated Indoor Pool and Games Room
- Oil Fired Central Heating
- Spacious Sitting Room With Inglenook Fireplace & Wood Burner
- Master Bedroom & Guest Room With En-Suites
- Large Workshop/Office With Alarm & Heating
- Wrap Around Gardens & Pond, Set In Approx 0.7 Acres
- Gated Access & Driveway For Ample Parking.
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Windows to side and radiator. Door leading to the main reception hall.

## Entrance Hall

The reception hall in the heart of the home with exposed beams it offers a relaxing space. Stairs to first floor and understairs cupboard.

## Sitting Room

Impressive sized room with exposed beams and Inglenook fireplace with inset log burner, bressumer beam and hearth. Two large windows to front and a further window to the side enjoying plenty of natural light. French doors leading to the rear gardens. A storage cupboard and two radiators.

## Study

Windows to side and built in cupboards. Radiator.

## Kitchen/Dining/Family Room

A traditional-style kitchen featuring a range of wall and base cupboard and drawer units, complemented by ample granite worktops. The inset sink and drainer. A central island provides additional base units and a convenient breakfast seating area. There is space for a Rangemaster cooker with an extractor hood above, as well as a full-sized American-style fridge freezer. The integrated appliances include a washing machine, tumble dryer and dishwasher. A window overlooks the garden and a side door provides access to the driveway. The kitchen seamlessly opens into a spacious dining and family seating area, perfect for entertaining. French doors lead out to the patio seating area and gardens, while additional doors connect to the games room. Radiator.

## Games Room

Good sized room with French doors opening to the garden and double doors to the indoor pool room. Radiator.

## Indoor Pool Room

Heated indoor pool linked to the games room and French doors opening to the patio seating area and rear gardens. A corner shower unit and Velux windows.

## Wet Room

Fully tiled with WC, wash basin and shower. Window to rear and radiator.

## Storage Room

Built in shelving.

## Landing

Exposed beams and windows to side. Two radiators.

## Master Bedroom

An impressive sized room with vaulted ceilings and exposed beams. A bespoke window overlooking the pool area and triple aspect windows with views of the rear garden and to the side. Radiator.

## En-Suite

WC, wash basin and separate shower cubicle. Bath with mixer taps, handheld shower head and shower screen. Window to side and radiator

## Bedroom 2

Double room with exposed beams and dual aspect windows to front and rear. Radiator.

## En-Suite

WC and corner wash basin. Separate shower cubicle and storage cupboard. Window to side and radiator.

## Bedroom 3

Double room with built in wardrobes. Dual aspect window to side and front. Exposed beams and radiator.

## Bedroom 4

Double room with exposed beams. Window to side and radiator.

## Bedroom 5

Window to side and radiator.

## Bathroom

WC and wash basin. Bath with mixer taps, handheld shower head and shower screen. Loft access and an airing cupboard. Window to side and radiator

## Outside

### Front Garden

To the front of the property there is a graveled in and out driveway providing ample parking.

### Garden

The gardens wrap around the property, they are established and very private with lawned areas, garden pond, patio area and enclosed by hedging.

### Outbuilding/Workshop

With power, light and tv points.

### Outbuilding

With double doors to allow access for ride on lawn mower.

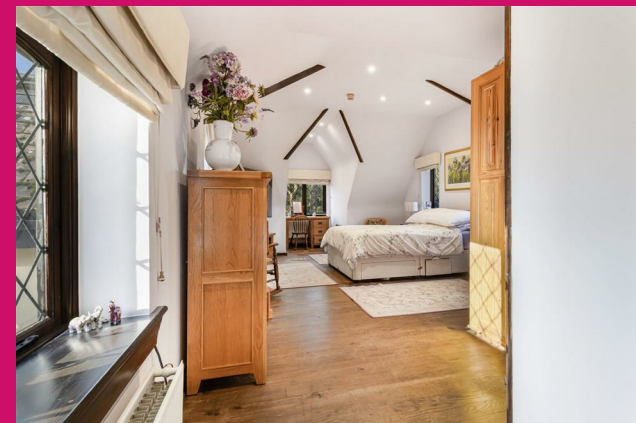
### Boiler Room/Storage Shed

### Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



## THE AVENUE





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

allhomes

Approximate total area<sup>(1)</sup>  
 3727 ft<sup>2</sup>  
 346.2 m<sup>2</sup>  
 Reduced headroom  
 119 ft<sup>2</sup>  
 11.1 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
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: F Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
 28 Thurston Granary, Thurston  
 Bury St Edmunds  
 Suffolk  
 IP33 3QU

01359 234444  
 mail@allhomes.uk.com  
 allhomes.uk.com

allhomes