



St Minver
Great Barton, Bury St Edmunds, Suffolk

**DAVID
BURR**

St Minver, Great Barton, Bury St Edmunds, Suffolk IP31 2QG

Great Barton is a popular village located approximately 3 miles North East of the historic market town of Bury St Edmunds benefiting from a post office, primary school, Public house and church. A more comprehensive range of facilities are available within the Cathedral town of Bury St Edmunds. Commuter access to the A14 is only a short distance, with rail links to London's Liverpool Street Station at Stowmarket and a branch line service at Thurston.

This spacious cottage style modern property occupies a much sought after address in the popular village of Great Barton and within walking distance of the local school and amenities. The property displays spacious living accommodation and further benefits include air conditioning, window shutters, off-road parking and enclosed rear gardens with a south easterly aspect.

A well-presented home in a sought-after village on the outskirts of Bury St Edmunds.

ENTRANCE HALL A light entrance hall with stairs rising to the first floor with storage cupboard under.

KITCHEN/BREAKFAST ROOM With an outlook to the front aspect and offering plenty of space for a dining table. Extensively fitted with a range of wall and floor units beneath worktops with a ceramic sink inset and an abundance of integrated appliances including dishwasher, washer/dryer, fridge freezer and an electric oven with induction hob.

SITTING ROOM A spacious sitting room overlooking the rear gardens and doors opening to the outside dining terrace. Air conditioning.

CLOAKROOM Comprising WC and wash basin.

First floor

LANDING With door to;

BEDROOM 1 A double bedroom with bespoke fitted wardrobes and window to front aspect.

BEDROOM 2 A double bedroom with window to front aspect.

BEDROOM 3 Access to loft space. Air conditioning.

FAMILY BATHROOM Tastefully tiled and fitted with a white suite comprising WC, wash basin and panelled bath with separate shower over.

Outside

The property has a paved driveway providing off-road parking and an electric car charging point. There is access to the single **GARAGE** with power and light connected and personnel door leading to the garden. The garage also offers further potential for extension opportunities to create a further reception room (subject to the relevant planning permissions and consents). Gated access to the rear gardens are located to the side of the property and feature an expanse of lawn with a paved dining terrace.

SERVICES: Main water, drainage and electricity. Gas fired heating.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Council Tax Band D - West Suffolk Council.

EPC Rating: C

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

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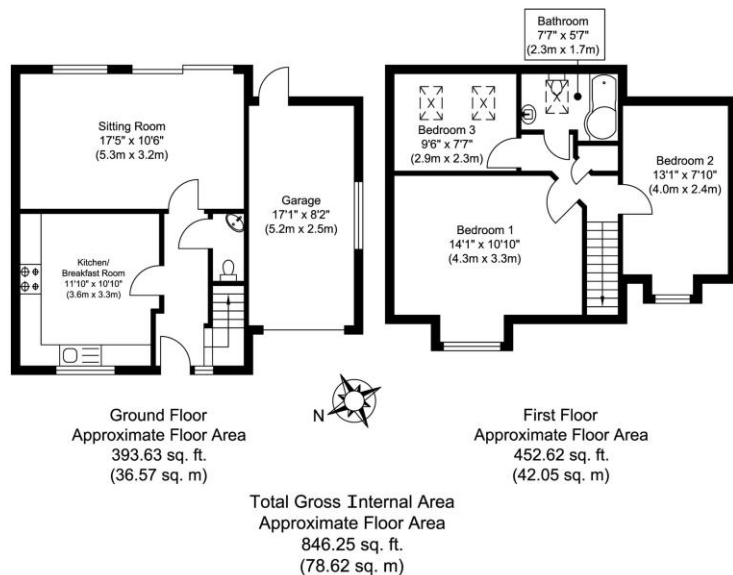
MOBILE COVERAGE: EE, O2, Three & Vodafone likely (source Ofcom).

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WHAT3WORDS: ///husky.gearbox.shippers.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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