



Mill Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2RU

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP31 2RU

An immaculately presented, well improved and extended four bedroom link-detached house located in the popular village of Great Barton. On the ground floor the property comprises, a spacious entrance hall, a bright and generously proportioned sitting room which also benefits from a log burner, a large and airy open-plan kitchen/dining room with island, wall and base units, integrated appliances and bi-fold doors leading to the rear garden. There is also a cloakroom, and a utility room with ample storage. Upstairs, a hall and landing lead to four bedrooms, one of which is currently being used as a home office, including a principal bedroom with en-suite, and a family bathroom. Externally, to the front, the gravelled driveway provides ample off-road parking. To the rear, the private rear garden is mainly laid to lawn and enclosed by fencing.

Additional Information Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Services: Mains Electric, Gas, Water & Drainage. Telephone connection available. (Please note that none of these services have been tested by the selling agent.)

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Directions

Proceed out of Bury St Edmunds along the A143 towards Diss and on approaching Great Barton. Head through the village and turn left into Mill Road and the property can 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.

Accommodation:

Entry 9' 10" x 10' 7" (2.99m x 3.22m)

Hall 12' 8" x 15' 10" (3.86m x 4.82m)

Cloakroom 7' 3" x 4' 10" (2.21m x 1.47m)

Kitchen 22' 1" x 12' 4" (6.73m x 3.76m)

Dining Area 19' 1" x 13' 4" (5.81m x 4.06m)

Sitting Room 14' 4" x 26' 5" (4.37m x 8.05m)

Landing 8' 2" x 9' 9" (2.49m x 2.97m)

Bedroom 11' 2" x 14' 0" (3.40m x 4.26m)

Bedroom 12' 3" x 9' 10" (3.73m x 2.99m)

Bedroom 13' 4" x 9' 5" (4.06m x 2.87m)

Bathroom 8' 4" x 5' 4" (2.54m x 1.62m)

Ensuite 8' 0" x 5' 4" (2.44m x 1.62m)

Bedroom 24' 2" x 10' 11" (7.36m x 3.32m)

Hall 5' 2" x 3' 9" (1.57m x 1.14m)

Utility 16' 4" x 10' 11" (4.97m x 3.32m)

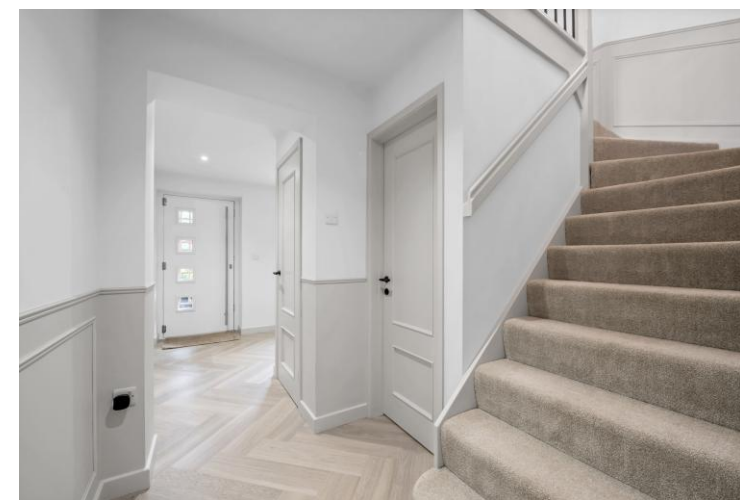
Additional Information:

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Offers Over £625,000
Freehold





2ND FLOOR



1ST FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

