





THE PARK, GREAT BARTON,
IP31 2SU

GUIDE PRICE £500,000
FREEHOLD

Situated in one of Great Barton's most desirable locations, The Park, this detached three-bedroom home offers excellent potential for modernisation and improvement throughout. The ground floor comprises a spacious sitting room, kitchen/breakfast room, cloakroom, useful utility/boot room and a sunroom to the front. Upstairs are three good-sized bedrooms and a family bathroom. Outside, the enclosed front garden is screened by established hedging, with a driveway providing access to the garage/workshop. The rear garden is mainly laid to lawn, offering a good-sized outdoor space and further potential. An exciting opportunity to create a wonderful home in a highly sought-after village location.

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THE PARK

• No Onward Chain -Property With Potential To Modernise • Located On The Desirable Park in Great Barton • Large Private Gardens To Front & Rear • Large Kitchen/Dining Room • Generous Sized Sitting Room • Conservatory With Garden Views • Ground Floor Cloakroom & Utility Room • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Welcoming entrance hall with window to side and front. Tiled flooring. Stairs to the first floor, with stair lift. Radiator.

Cloakroom
WC and wash basin. Window to side. Radiator.

Utility Room
Range of wall and base cupboards with work top over. Inset sink and drainer. Tiled flooring. Pedestrian door to the garage. Window to front and side. Space for washing machine and fridge freezer.

Kitchen/Dining Room
A wide range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Built in double oven, electric hob and extractor hood over. Windows to side, rear and front. Opening to the dining area with a exposed brick chimney and gas burning stove. Tiled flooring throughout. Double doors to conservatory and sitting room. Radiator.

Sitting Room
Generous room with dual aspect windows to front and rear. Exposed brick chimney with gas fire and hearth. Double doors into the conservatory. Radiator.

Conservatory
Spacious room with Bi-folding doors opening to the front and onto a decking area. Tiled flooring. Two radiators.

Landing
Airing cupboard. Window to rear. Radiator.

Bedroom 1
Large double room with dual aspect windows to front and side. Built in wardrobes and fitted drawers. Radiator.

Bedroom 2
Good size double bedroom with fitted wardrobes. Window to front. Radiator.

Bedroom 3
Window to front. Radaitor.

Shower room
WC and pedestal wash basin. Separate shower cubicle. Window to side. Heated towel rail.

Front Garden
The generous front garden is mainly laid to lawn, with established trees, shrubs and well-maintained hedging providing a good degree of privacy. A raised decking area creates a pleasant seating space, while the gravel driveway offers ample off-road parking and leads directly to the garage. Gated side access provides convenient access to the rear garden.

Rear Garden
The rear garden enjoys a private setting, enclosed by fencing and established hedging. Mainly laid to lawn, the garden is complemented by pathways leading to a greenhouse and useful storage shed. A pathway continues around the property, with gated side access available from both sides.

Garage
L shaped garage and workshop space with an up and over door. Two windows and pedestrian door. Power connected.

Disclaimer
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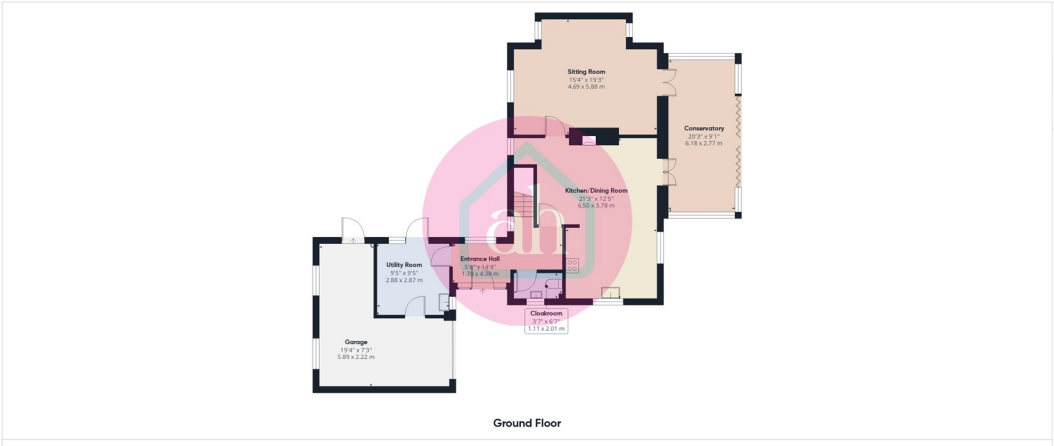


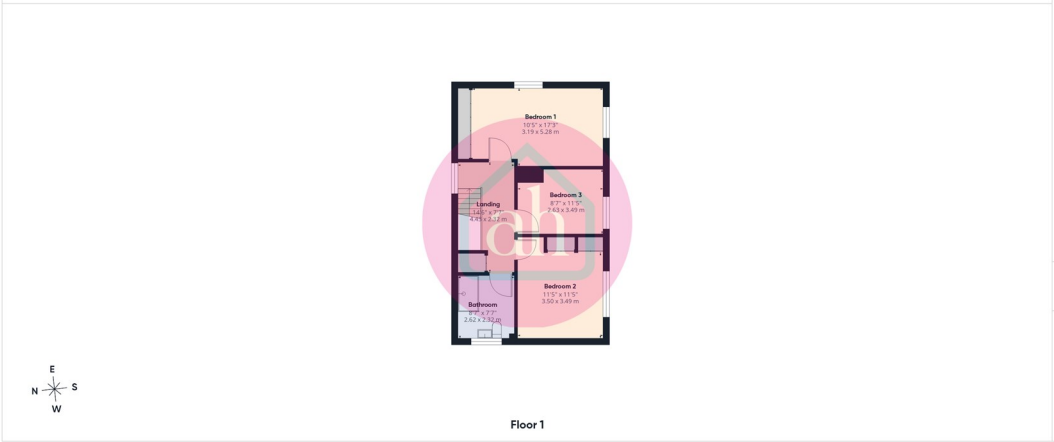
THE PARK











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Approximate total area(1)

1835 ft²

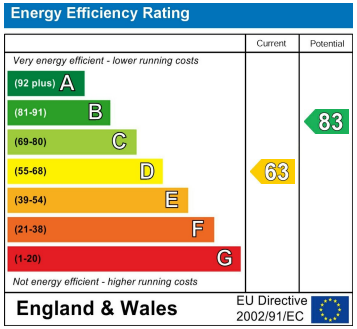
170.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC Rating: D Council Tax Band: E

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