



**Millfield Cottages, Mill Road, Great Barton, Bury St.
Edmunds, IP31 2QQ**

welcome to

Millfield Cottages, Mill Road, Great Barton, Bury St. Edmunds

Semi-detached home features a cloakroom, boot room, cozy lounge with fireplace, conservatory, open-plan kitchen/diner with a multi-fuel burner, 3 double bedrooms and a bathroom. Outside offers driveway and side access to south/west rear garden with patio and veg patch with versatile outbuilding.

Millfield Cottages

Nestled in the serene village of Great Barton, this beautifully presented semi-detached home offers a perfect blend of modern convenience and rural charm. Great Barton is a picturesque village known for its tranquil ambiance and close-knit community, making it an idyllic location for those seeking a peaceful retreat from the hustle and bustle of city life.

Upon entering the home, you will be greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The ground floor boasts a well-appointed boot room, ideal for storing outdoor gear after exploring the scenic surroundings.

The spacious lounge is a cozy haven, featuring a charming fireplace that adds warmth and character to the room. Adjacent to the lounge is a delightful conservatory, offering a sunlit space to relax and enjoy views of the garden.

The heart of the home is the open-plan, integrated kitchen/diner, which includes a multi-fuel burner. This inviting space is perfect for family gatherings and entertaining, with ample room for dining and specialising. A separate utility room provides additional functionality and convenience.

Upstairs, the home offers three generously sized double bedrooms, each providing a comfortable retreat for rest and relaxation. A well-appointed bathroom serves the bedrooms, featuring modern fixtures and a soothing atmosphere.

Externally, the property offers ample driveway parking, ensuring plenty of space for multiple vehicles. The front garden is private and enclosed, providing a peaceful outdoor area to enjoy. Gated side access leads to the south/west facing rear garden, a true outdoor oasis.

The rear garden features a lush lawn, a patio area for alfresco dining, and a vegetable patch for those with green fingers. Mature shrubbery adds privacy and beauty to the landscape. A versatile outbuilding offers additional space that could be used as a workspace, gym, or garage, catering to a variety of lifestyle needs.

Great Barton

Great Barton is a picturesque village located in Suffolk, England, known for its charming rural character and a strong sense of community. Surrounded by beautiful countryside, the village features quaint cottages, traditional homes, and well-maintained gardens, creating an inviting atmosphere.

The village boasts a range of amenities, including a local shop, pub, and primary school, catering to residents' everyday needs. Great Barton is also well-connected to nearby towns, such as Bury St Edmunds, providing easy access to additional shopping, dining, and recreational options.

Nature lovers can enjoy scenic walks and cycling routes through the surrounding fields and woodlands, while the village's peaceful ambiance makes it an ideal retreat for families and individuals alike. With its blend of history, community spirit, and natural beauty, Great Barton embodies the charm of rural village life in Suffolk.

If you're commuting, Great Barton grants easy access to the A14 which leads to the A11 and M11.





Entrance Hall

Plastered ceiling with fitted light, external double glazed stable style front door, internal door to kitchen/diner, utility, cloakroom and boot room, radiator and tiled flooring.

Kitchen Area

Plastered ceiling with fitted light, two double glazed windows to front, wall and base units with work surfaces, integrated fridge, dish washer, double oven, hob and extractor fan over, sink & drainer, sockets, tiled flooring and open plan to;

Dining Area

Plastered ceiling with fitted light, external double glazed patio door to rear, inner door to hall, fireplace with multi fuel burner, radiator, sockets and tiled flooring,

Utility

Plastered ceiling with fitted light, double glazed window to rear, wall and base units with work surfaces, integrated fridge freezer, sink & drainer, space for appliances, radiator, sockets and tiled flooring.

Cloakroom

Plastered ceiling with fitted light, double glazed frosted window to side, fitted WC, radiator and tiled flooring.

Boot Room

Plastered ceiling with fitted light, Double glazed frosted window to front, radiator, sockets and tiled flooring.

Inner Hall

Plastered ceiling with fitted light, door to lounge, stairs to first floor, under stairs cupboard and tiled flooring.

Living Room

Plastered ceiling with fitted light, double glazed door to conservatory, double glazed window to front, fireplace with space for multi fuel burner, two radiators, sockets, TV point and carpeted flooring.

Conservatory

External double glazed door to rear, double glazed full aspect windows to side and rear, radiator, sockets and vinyl flooring.

Landing

Plastered ceiling with fitted light, access to boarded loft with lighting, double glazed window to front, internal doors to bedrooms and bathroom, airing cupboard, sockets and carpeted flooring.

Bedroom One

Plastered ceiling with fitted light, double glazed window to rear, fitted storage cupboard, radiator, sockets and carpeted flooring.

Bedroom Two

Plastered ceiling with fitted light, double glazed window to rear, fitted storage cupboard, radiator, sockets and carpeted flooring.

Bedroom Three

Plastered ceiling with fitted light, double glazed window to front, fitted double wardrobe, radiator, sockets and carpeted flooring.

Bathroom

Textured ceiling with fitted light, double glazed frosted window to front, shower cubicle with sliding door, separate bath unit with shower attachment over, fitted WC hand wash basin, bidet, radiator and wooden flooring.

Front Garden

Spacious private and enclosed front garden, mainly laid to lawn and variety of bushes, shrubbery and trees surrounding, patio path leading to gated side access and rear garden. Drive to rear with ample parking space leading to outbuilding.

Rear Garden

South/west facing rear garden sectioned into laid to lawn, patio, vegetable patch and variety of bushes and shrubbery, outside sockets, tap and lighting, gated rear access leading to driveway and outbuilding.

Outbuilding

28' x 16' 10" (8.53m x 5.13m)



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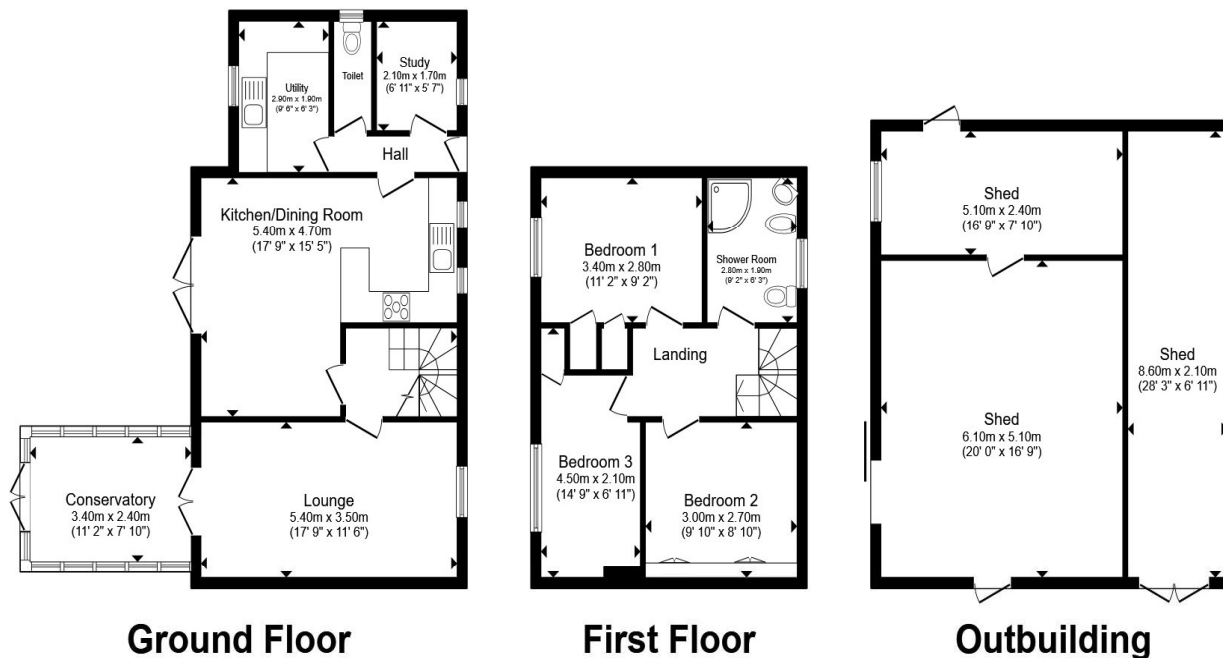
welcome to

Millfield Cottages Mill Road, Great Barton Bury St. Edmunds

- Spacious Semi Detached Home
- Three Double Bedrooms
- Open Plan Kitchen/Diner With Log Burner
- Separate Utility, Cloakroom & Boot Room
- Well Presented Throughout

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of
£350,000



Ground Floor

First Floor

Outbuilding

Total floor area 168.4 m² (1,813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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