



Lodge Close, Great Barton, Bury St. Edmunds

Sheridans



Lodge Close, Great Barton, Bury St. Edmunds IP31 2SL

Guide Price £750,000

A beautifully presented and substantially modernised detached bungalow occupying a private and generous 0.38-acre plot in a sought-after village location. The property has been thoughtfully reconfigured and upgraded to create a stylish yet highly practical home, offering well-balanced accommodation, complemented by a detached garage, extensive driveway parking and attractively landscaped gardens.

At the heart of the home is an impressive open-plan kitchen / dining / family room, designed for modern living and entertaining, seamlessly connecting the principal living spaces with the garden beyond. In addition to four well-proportioned bedrooms, the layout offers excellent flexibility for multi-generational living, with the fourth bedroom and adjoining rooms lending themselves to the creation of a discreet, self-contained area if required.

The property is entered via a welcoming reception hall that immediately reflects the quality and finish found throughout, with contemporary flooring, clean lines and modern lighting. The kitchen / dining / family room forms the hub of the home, fitted with a sleek range of modern wall and base units, complementary work surfaces and a range of integrated appliances. The space easily accommodates both dining and relaxed seating areas and benefits from an abundance of natural light via rooflights and wide glazing overlooking the rear garden, creating an ideal environment for everyday living and entertaining.

A separate sitting room provides a more intimate retreat, featuring attractive proportions and a stylish wood-burning stove set within a contemporary fireplace, with views across the garden. The property offers four well-sized bedrooms, all presented to a high standard. The principal bedroom benefits from excellent storage and

a modern en-suite shower room. Bedrooms two and three are generous doubles and are served by a contemporary family bathroom.

The fourth bedroom, positioned alongside the utility room and study, offers excellent potential for use as a self-contained suite with en-suite and ideal for multi-generational living or dependent relatives. Subject to requirements, the utility room could be easily adapted into a kitchenette, with the study utilised as a private living area, creating a discreet and versatile separate space within the home. A utility room with external access and the separate study also continue to enhance the practicality and adaptability of the accommodation.

Outside

The property is approached via electrically operated double gates opening onto a wide block-paved driveway, providing ample parking and access to the detached garage, which features an electric door.

The gardens wrap around the property and are a particular feature, offering a high degree of privacy. Predominantly laid to lawn and interspersed with mature planting and established boundaries, the gardens provide a peaceful and attractive setting. A paved terrace adjoining the main living areas is ideal for outdoor dining and entertaining.

In addition to the garage, the property benefits from two substantial outbuildings, both supplied with power, offering excellent versatility for use as workshops, home office space, hobby rooms or secure storage, further enhancing the appeal of the property.

Location

Lodge Close is a quiet and very sought after location in the popular village of Great Barton, which offers a good range of local amenities including a very well regarded primary school and a strong

- Beautifully presented and modernised detached bungalow
- Impressive open-plan kitchen / dining / family room, ideal for modern living
- Separate sitting room featuring a wood-burning stove
- Four bedrooms, including a principal bedroom with en-suite
- Excellent multi-generational living potential, with scope for a self-contained suite
- Utility room and separate study, adding further flexibility
- Detached garage with electric door and extensive driveway parking, electric entrance gates
- Two large outbuildings with power, ideal for workshops, home office or storage
- Private, wrap-around gardens in a quiet village cul-de-sac location
- Set within a generous 0.38-acre plot

community. Bury St Edmunds is approximately 3 miles away, providing extensive shopping, schooling, leisure and rail facilities, while the A14 is easily accessible, offering excellent road links to Cambridge, Ipswich and beyond.

Services

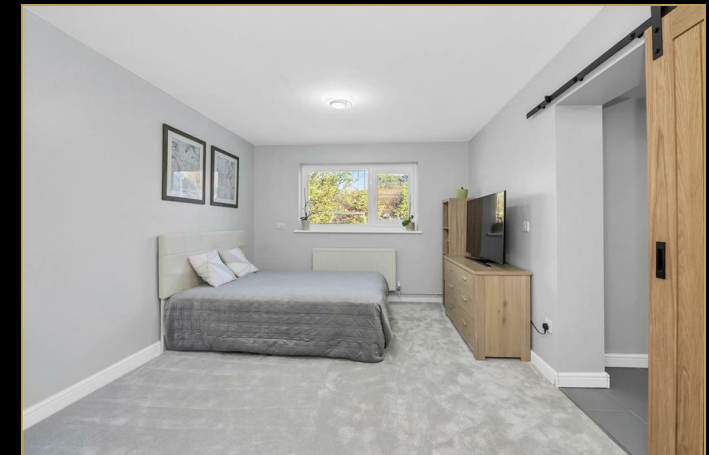
Mains electricity, gas, drainage and water. Heating - Gas

Council Tax: West Suffolk Band: F

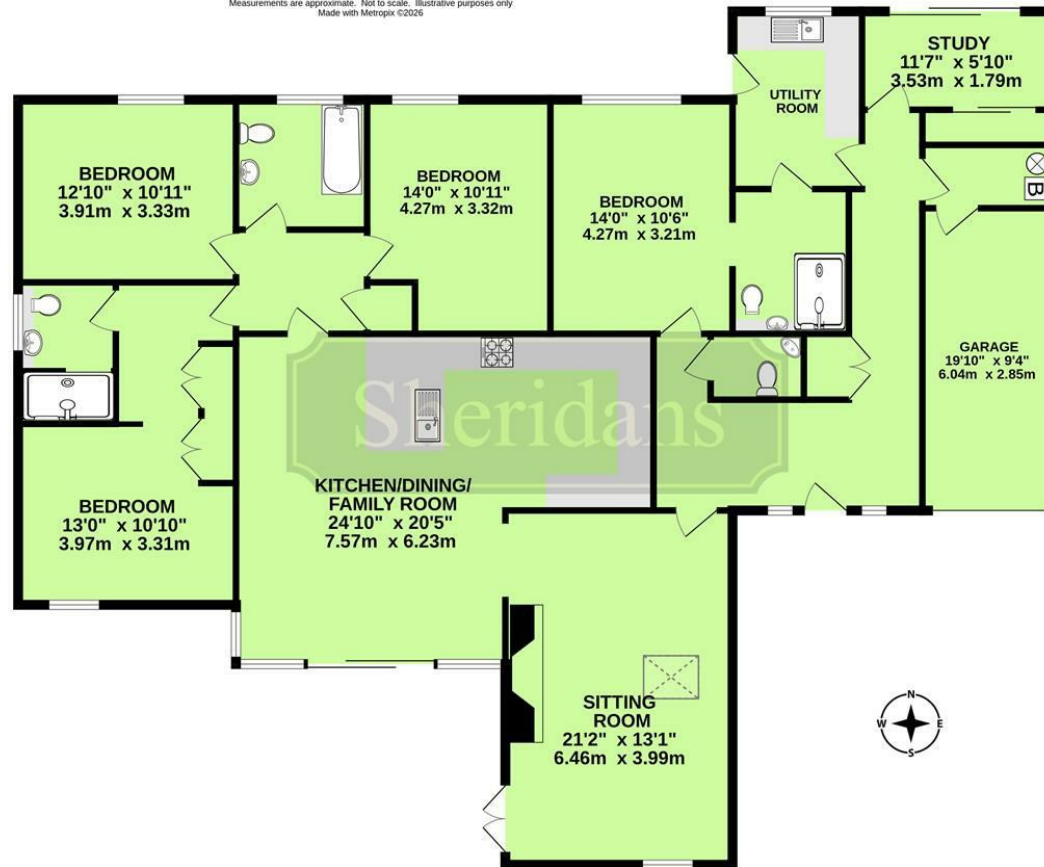
Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk (Source gov.uk)



TOTAL FLOOR AREA: 1679sq.ft. (156.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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