

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.





Thurston Road, Great Barton IP31 2PL

Offers In Excess Of £499,000

Extended four bedroomed bungalow providing a surprising level of accommodation, with generous gardens in the highly regarded village of Great Barton.

Understood to have been built approximately 60 years ago and considerably extended in more recent years, Icewoods is a deceptively spacious detached bungalow complemented by a generous West facing garden, whilst enjoying a pleasant setting on the edge of the highly regarded village of Great Barton.

Benefitting from oil fired radiator central heating, double glazing and with the potential to provide an annexe, the accommodation currently in brief comprises of an entrance hall with double doors leading through to a spacious dual aspect sitting/dining room with wood burning stove. The kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces, whilst complemented by built-in appliances, under floor heating and sliding glass doors to rear gardens.

There are four generous bedrooms (one with en-suite shower) and a family bathroom completes the accommodation.

Outside
Icewoods is approached along a driveway providing extensive vehicle parking, turning space and access leading to a large double garage with workshop and WC.

Side access leads to the generous rear gardens which are stocked with a variety of flowering plants, shrubs and mature specimen trees. There is a large pond and water feature and a terrace provides an ideal space for outdoor entertaining.

Location
The property is set back from Thurston Road on the edge of the village with gardens backing onto Icepits woods. Great Barton is a sought after village providing a good range of local facilities including a well regarded primary school, village shop, parish church and village inn. Great Barton is situated approximately three miles to the north east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities. The village also provides excellent access to the main road networks including the A14 dual carriageway, linking the east coast ports, Newmarket, Cambridge and London via the M11 Motorway.

- Entrance hall
- Large 29ft sitting/dining room with wood burning stove
- Kitchen breakfast room
- Home office
- Four bedrooms, annexe potential
- Family bathroom, en-suite shower
- Extensive vehicle parking and turning space
- Double garaging, workshop
- Established West facing rear gardens
- Desirable village location

Directions
When entering Great Barton from the direction of Bury St Edmunds along the A143. Follow the road and turn right just after The Bunbury Arms public house onto Thurston Road. Follow the road, where the bungalow will be found further on the right-hand side.

Services
Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band E. EPC Rating TBC.

