



**The Street, Great Barton**

**Sheridans**



# The Street, Great Barton IP31 2NP

Guide Price £475,000

An immaculately presented detached 4 bedroomed house with stunning newly landscaped south facing gardens situated within the popular village of Great Barton

Built about 27 years ago and greatly improved in the last few years, this splendid individual detached family home provides a surprising level of beautifully presented accommodation possessing lovely clean lines and a light and airy feel, whilst complemented by well proportioned rooms, plenty of parking, delightful gardens backing onto the village playing field and whilst situated in the heart of the popular village of Great Barton and the range of local facilities on offer including the particularly well regarded village primary school (only a short walk away).

Benefitting from under floor heating on first and second floors, the accommodation currently in brief comprises of an entrance porch leading to the entrance hall, with stairs off to first floor and door to a useful shower room. The family room is a particularly versatile room (currently a playroom), with attractive bay window and French doors to the side gardens. The spacious sitting room is a comfortable reception room with feature fireplace, French doors to the rear gardens and leads through to the well-equipped kitchen dining room, fitted with an extensive range of smart gloss finish units providing drawer and cupboard space beneath luxurious worktops. There is a door to the rear gardens and a separate utility room completes the ground floor accommodation.

On the first floor a spacious landing has an airing cupboard and leads to the four comfortable bedrooms. The principal bedroom overlooks the rear gardens and has an en-suite shower and the

family bathroom serves the remaining three bedrooms and completes the first floor accommodation.

## Outside

The house is approached along a driveway providing off road vehicle parking for up to 6 cars and access to the integral garaging. The south facing gardens are a superb feature, being recently landscaped and well stocked with an abundance of flowering plants, shrubs and mature trees. A gate leads directly to the village playing field (a child's delight!) and raised flowerbeds bordered by oak sleepers form an attractive boundary and a large newly laid Porcelain terrace creates an ideal area for outdoor entertaining and al-fresco dining.

## Location

Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities including a well-regarded primary school, church, shop, playing field and village hall. The village is situated within only a few miles of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.

The historic market town of Bury St Edmunds offers well-regarded schools and sports facilities, and uniquely independent shops (and well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. Bury has a distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce

- Much improved and updated detached family home
- Stunning newly landscaped south facing gardens
- Immaculate accommodation
- Well-proportioned and light and airy rooms
- Popular and convenient village close to Bury St Edmunds
- Parking for up to 6 cars, integral garaging
- Sitting room with fireplace
- Family room
- Well-equipped kitchen dining room, separate utility, cloakroom
- Four bedrooms, family bathroom, en-suite shower

market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

## Directions

When proceeding into Great Barton from the direction of Bury St Edmunds along the A143, the driveway leading to the house will be found on the right-hand side before the village garage on the left.

## Services

All mains services are connected. Council tax band: E. EPC Rating: C.





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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