



St Minver
Great Barton, Bury St Edmunds, Suffolk

**DAVID
BURR**

St Minver, Great Barton, Bury St Edmunds, Suffolk IP31 2QG

Great Barton is a popular village located approximately 3 miles North East of the historic market town of Bury St Edmunds benefiting from a post office, primary school, Public house and church. A more comprehensive range of facilities are available within the Cathedral town of Bury St Edmunds. Commuter access to the A14 is only a short distance, with rail links to London's Liverpool Street Station at Stowmarket and a branch line service at Thurston.

This spacious cottage style modern property occupies a much sought after address in the popular village of Great Barton and within walking distance of the local school and amenities. the property displays spacious living accommodation and further benefits include air conditioning, window shutters, off-road parking and enclosed rear gardens with a south easterly aspect.

A well-presented home in a sought-after village on the outskirts of Bury St Edmunds.

ENTRANCE HALL A light entrance hall with stairs rising to the first floor with storage cupboard under.

KITCHEN/BREAKFAST ROOM With an outlook to the front aspect and offering plenty of space for a dining table. Extensively fitted with a range of wall and floor units beneath worktops with a ceramic sink inset and an abundance of integrated appliances including dishwasher, washing machine, fridge freezer and an electric oven with induction hob.

SITTING ROOM A spacious sitting room overlooking the rear gardens and doors opening to the outside dining terrace. Air conditioning.

CLOAKROOM Comprising WC and wash basin.

First floor

LANDING With door to;

BEDROOM 1 A double bedroom with bespoke fitted wardrobes and window to front aspect.

BEDROOM 2 A double bedroom with window to front aspect.

BEDROOM 3 Access to loft space. Air conditioning.

FAMILY BATHROOM Tastefully tiled and fitted with a white suite comprising WC, wash basin and panelled bath with separate shower over.

Outside

The property has a paved driveway providing off-road parking and an electric car charging point. There is access to the single **GARAGE** with power and light connected and personnel door leading to the garden. The garage also offers further potential for extension opportunities to create a further reception room (subject to the relevant planning permissions and consents). Gated access to the rear gardens are located to the side of the property and feature an expanse of lawn with a paved dining terrace.

SERVICES: Main water, drainage and electricity. Gas fired heating.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Council Tax Band D - West Suffolk Council.

EPC Rating: C

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

St Minver, Great Barton, Bury St Edmunds, Suffolk IP31 2QG

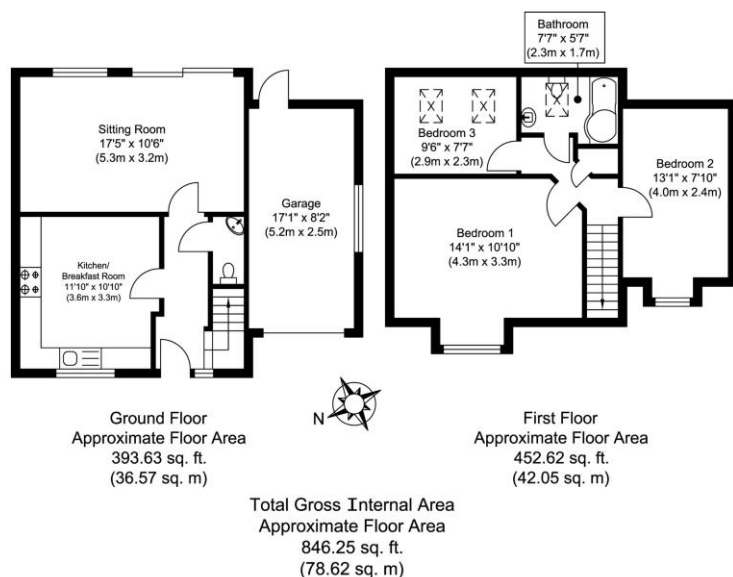
MOBILE COVERAGE: EE, O2, Three & Vodafone likely (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///husky.gearbox.shippers.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser or lessee. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their operability or efficiency can be given.
www.virtual360.net

Offices at: Bury St Edmunds 01284 725525 - Castle Hedingham 01787 463404 - Clare 01787 277811 - Leavenheath 01206 263007 - London SW1 0207 839 0888 - Long Melford 01787 883144

Newmarket 01638 669035 - Woolpit 01359 45245

