Livermere Road, Great Barton, Bury St. Edmunds

Sheridans

PIZZA

Livermere Road, Great Barton, Bury St. Edmunds IP31 2QE

Guide Price £1,250,000

A substantial 3500 sqft family home enjoying a tranquil, tucked away setting in private grounds with swimming pool. All in 1 acre.

Built in 1976 of traditional brick construction beneath a tiled roof, this striking detached family home provides well proportioned accommodation possessing a beautifully light and airy feel throughout. The house displays many unique features and of particular note, is the incredible private setting complementing the stunning well tendered grounds, providing the occupants with total privacy and seclusion, whilst conveniently situated only a few miles from the highly regarded market town of Bury St Edmunds.

The accommodation currently in brief comprises a large reception hall with stairs off to first floor and double doors to both the dining room and the spacious dual aspect sitting room, displaying a fine stone fireplace and sliding glass doors to front and rear. The well equipped kitchen breakfast room, is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances.

A separate utility room has further fitted units, sink and door to the garaging. A versatile family room/study has glass doors to the front and a more recent addition to the original house, is the splendid large conservatory, creating a wonderfully light and airy reception room affording stunning views of the gardens. The ground floor accommodation is completed by a shower room/changing room also serving the swimming-pool.

On the first floor is a large landing with window overlooking the front gardens and doors to the five bedrooms, including the spacious principal bedroom with an excellent range of fitted wardrobe cupboards and complemented by an en-suite bathroom with bath and separate shower enclosure. The remaining four bedrooms are served by the large family bathroom, completing the first floor accommodation.

Outside
The house is approached along a sweeping driveway leading to a circular drive at the front of the house providing vehicle parking for up to 8 cars and access to the attached double garaging with store and boiler house to rear. The front gardens are mostly laid to lawn with well stocked flower beds, mature specimen trees and of particular note, is the feature pond with charming foot-bridge across.

To the side of the house are feature arched walls and further areas of lawned gardens. Side access leads to the stunning rear gardens creating and a gardeners paradise, being stocked with an abundance of magnificent specimen trees, numerous well tendered shrubs and well stocked flower beds.

There is also a very productive vegetable garden with greenhouse and 2 timber sheds and a fruit cage. Adjoining the rear of the house is a large paved terrace creating an ideal area for outdoor entertaining, linking to the outdoor heated swimming-pool (10mx5m) (heated by air source heat pump) and a poolhouse/plant room. The stunning grounds afford the occupants with total privacy and extend in all to 1 acre.

Location
The house enjoys a wonderful secluded setting, in arguably one of the best locations within the village. 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, garage 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. Bury St Edmunds is one of Suffolk's finest market towns and offers educational, recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities.

Directions
From Bury St Edmunds proceed North-East on the A143 towards Diss. When entering Great Barton, proceed through the village and turn left into the B1166/Mill Road. Follow the road and turn right into Livermere Road, where the shared private driveway leading to the house will be found a short distance further on the left.

- Substantial 3500 sqft family home
- Sweeping driveway, garaging
- Stunning landscaped grounds with swimming-pool
- Glorious tucked away setting in sought after village location
- Sitting room, dining room
- Family room/study, large conservatory
- Well equipped kitchen breakfast room, utility, shower/changing room
- Huge principal bedroom with en-suite
- Four remaining bedrooms
- Family bathroom

Services
All mains services are connected. Gas fired radiator central heating.
Council - West Suffolk Tax Band G
Broadband speed: Up to 150 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

GROUND FLOOR
2173 sq.ft. (201.9 sq.m.) approx.

1ST FLOOR
1349 sq.ft. (125.3 sq.m.) approx.

TOTAL FLOOR AREA : 3521 sq.ft. (327.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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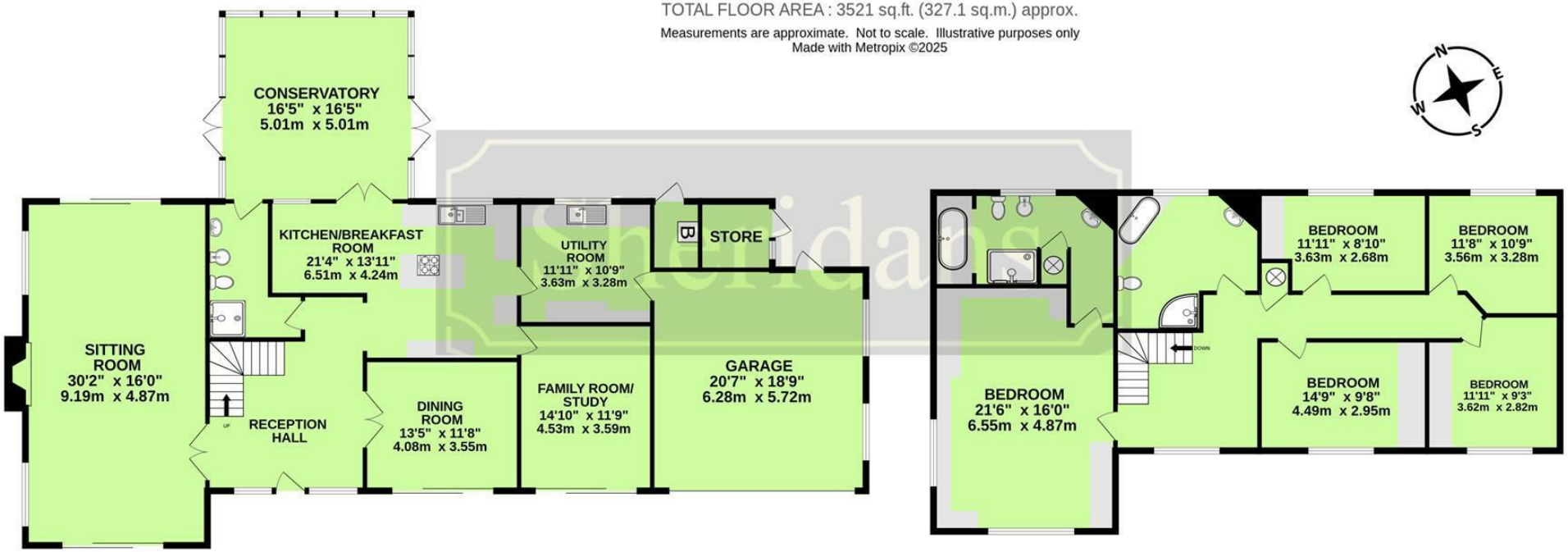

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

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