Thurston Road, Great Barton

Sheridans

Thurston Road, Great Barton IP31 2PL

Offers Over £695,000

Fantastic energy efficient detached one-off family home with generous south facing gardens, four garages, under-floor heating and solar panels, whilst situated on the edge of the sought after village of Great Barton.

This impressive detached family home, provides a surprising level of particularly spacious accommodation, displaying many quality and unique features throughout, including oak flooring, splendid oak and glass bespoke staircase, traditional style internal doors and oak architraves, quality kitchen, luxurious bathrooms and further complemented by underfloor heating to the ground floor. The property offers flexible accommodation on two levels complemented by generous south west facing gardens and a large driveway with extensive garaging, whilst being situated only a few miles from the historic market town of Bury St Edmunds.

Offered with no onward chain, the well presented accommodation extends to 2300 sqft, currently in brief comprises an entrance hall with a pair of doors to the reception hall, with fine oak flooring and oak and glass staircase off to first floor and door to the cloakroom with curved marble vanity unit. The spacious triple aspect sitting room, is an ideal reception room for entertaining and relaxing with two sets of French doors to gardens and could easily be incorporated into the kitchen by removing a stud wall, to create a huge open plan living/entertaining space if desired.

The well equipped kitchen breakfast room, is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath granite preparation surfaces, complemented central island and space for range oven. The rear hall has a door to outside and leads to the separate utility room with walk in pantry. The study has a window to rear and the versatile ground floor bedroom (currently used as a formal dining room), has French doors to gardens and door to an en-suite shower, completing the ground floor accommodation.

Accomodation

The bespoke oak and glass staircase, leads to the first floor landing with a large walk in cupboard and providing access to the three bedrooms and bathroom. The principal bedroom suite has a dressing area, walk in wardrobe cupboards and large en-suite shower room. The two remaining bedrooms share a "jack and jill" shower room and the spacious family bathroom, completes the first floor accommodation.

AGENT NOTE: The property is currently being used as a three bedroom home but can be converted to a four bedroom home.

Outside

The house is approached along a driveway providing extensive parking for several vehicles and access to the four excellent garages (ideal for classic car enthusiast) with power supply. The gardens are mostly laid to lawn and stocked with various flower beds, shrubs and mature trees, including a magnificent Oak and Beech Trees. Within the garden is a small fruit orchard and a large summer house/studio with power, creating an ideal space for relaxing enjoying views of the gardens. The gardens enjoy a delightful southerly aspect, offering plenty of sunny and shaded areas throughout the day. In all just over 1.3rd of an acre.

Location

The property is set back from Thurston Road on the edge of the village. 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.

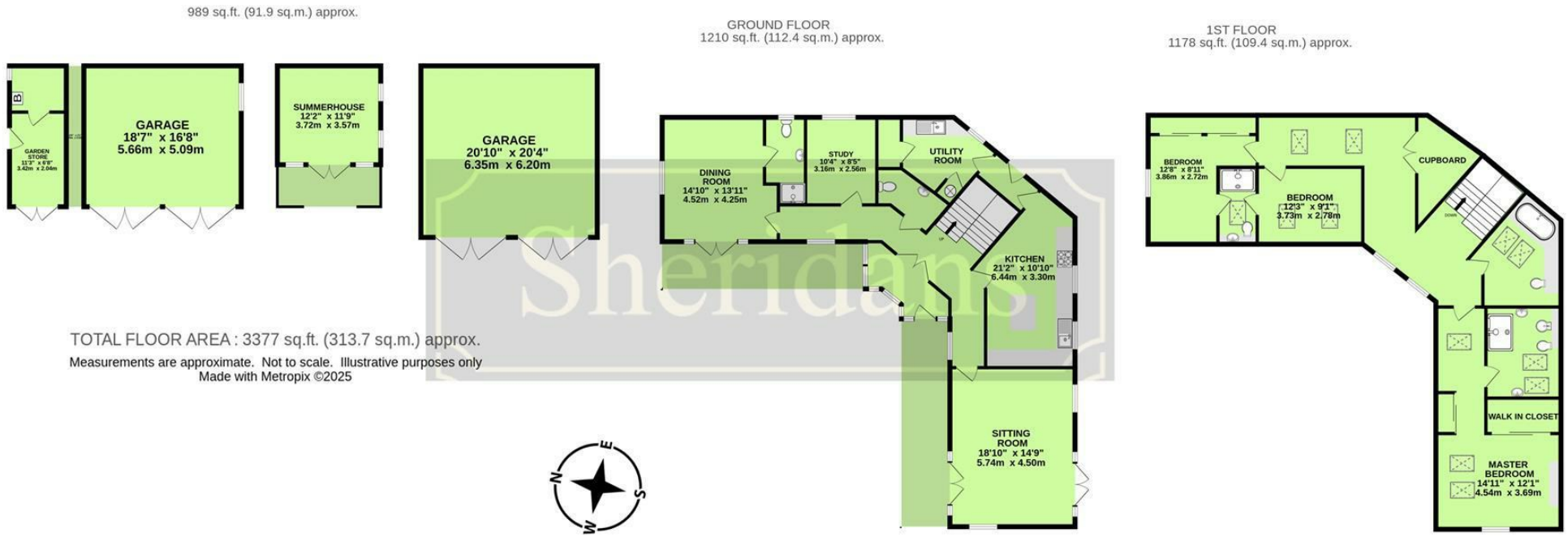
Directions

When entering Great Barton along the A143 towards Diss, proceed through the village and turn right after the Bunbury Arms, signposted Thurston. Follow the road and the driveway leading to the property, will be found further on the left just after the turning to Pakenham.

Services/agents note

- Unique detached family home offering particularly versatile accommodation
- Quality features and finishes throughout
- Generous south west facing gardens
- Huge amount of vehicle parking and four excellent garages
- No onward chain, potential to create more open plan living
- Sitting room, study
- Kitchen breakfast room, utility, cloakroom
- Dining room/fourth ground floor bedroom, en-suite
- Principal bedroom with dressing area, walk in wardrobe, spacious en-suite
- Two further bedrooms, shared en-suite, family bathroom

All mains services are connected. Gas fired central heating. Underfloor throughout ground floor and radiators on first floor. Solar panels.
Agents note: The large Beech and Oak trees within the gardens have Tree Preservation Orders in place. Fixed carpets, cooker & fridge freezer are included in the sale.
Council Tax: West Suffolk Band: E
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 for rivers and seas



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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