Downing Drive, Great Barton, Bury St. Edmunds

Sheridans

Downing Drive, Great Barton, Bury St. Edmunds IP31 2RP

Guide Price £390,000

Being offered with no onward chain. Occupying an attractive position within a cul-de-sac, this well-presented detached home offers a balanced arrangement of accommodation extending to approximately 1,800 sq ft, complemented by a generous rear garden and integral garage.

The property is approached over a driveway providing off-road parking, leading to the garage, while a neatly tended front lawn and established planting create an appealing first impression. The traditional brick elevations are set beneath a tiled roof, with a central entrance door opening into a welcoming reception hall with staircase rising to the first floor.

The principal reception room is a particularly impressive space, extending to over 22 ft in length, with a wide front-facing window drawing in excellent natural light and a feature fireplace providing a focal point. This room flows comfortably for both everyday living and entertaining.
To the rear, the dining room enjoys a pleasant outlook over the garden and is ideally positioned adjacent to the kitchen, creating a natural hub for family life. The kitchen itself is well arranged with a range of fitted units and work surfaces, with direct access through to the adjoining utility room, which in turn provides further access to the garden and internal access to the garage. A ground floor bathroom completes the accommodation at this level.

On the first floor, a central landing leads to three bedrooms. The principal bedroom is particularly generous, extending to over 14 ft, enjoying a front aspect. A further double bedroom overlooks the rear garden, while a third bedroom provides a comfortable single room or ideal study. A cloakroom serves all rooms, and there is the added benefit of useful eaves storage.

Outside
The rear garden is a notable feature of the property, enjoying a good degree of privacy and a predominantly lawned aspect bordered by mature planting. A paved terrace adjoins the rear of the house, providing an ideal setting for outdoor dining and entertaining, with direct access from the internal accommodation. The front of the property offers off road parking in front of the garage and a lawned area.

Location
The property occupies a delightful setting opposite woodland in this exclusive no through close situated 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 (within a short stroll), village garage with shop, parish church and pub. 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
From Bury St Edmunds proceed north east on the A143 towards Diss. Upon entering Great Barton take the first turning on the left into Fornham Road. Proceed to the sharp left hand bend and turn right into Livermere Road. Follow the road towards the T junction and turn right into Conyers Way. Follow the road and take the second turning on the right to Downing Drive, where the property will be found further on the right.

- No onward chain
- Well-presented detached home extending to approximately 1,800 sq ft
- Generous 22 ft sitting room with front aspect and feature fireplace
- Separate dining room
- Fitted kitchen with adjoining utility room and access to the garage
- Three bedrooms, including a spacious principal bedroom
- Ground floor bathroom and first floor cloakroom
- Mature rear garden with paved terrace, offering a good degree of privacy
- Driveway parking and integral garage, set within a cul-de-sac

Services
No onward chain
Mains electricity, water and drainage. Gas fired radiator central heating.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas

GROUND FLOOR

TOTAL FLOOR AREA : 1808sq.ft. (168.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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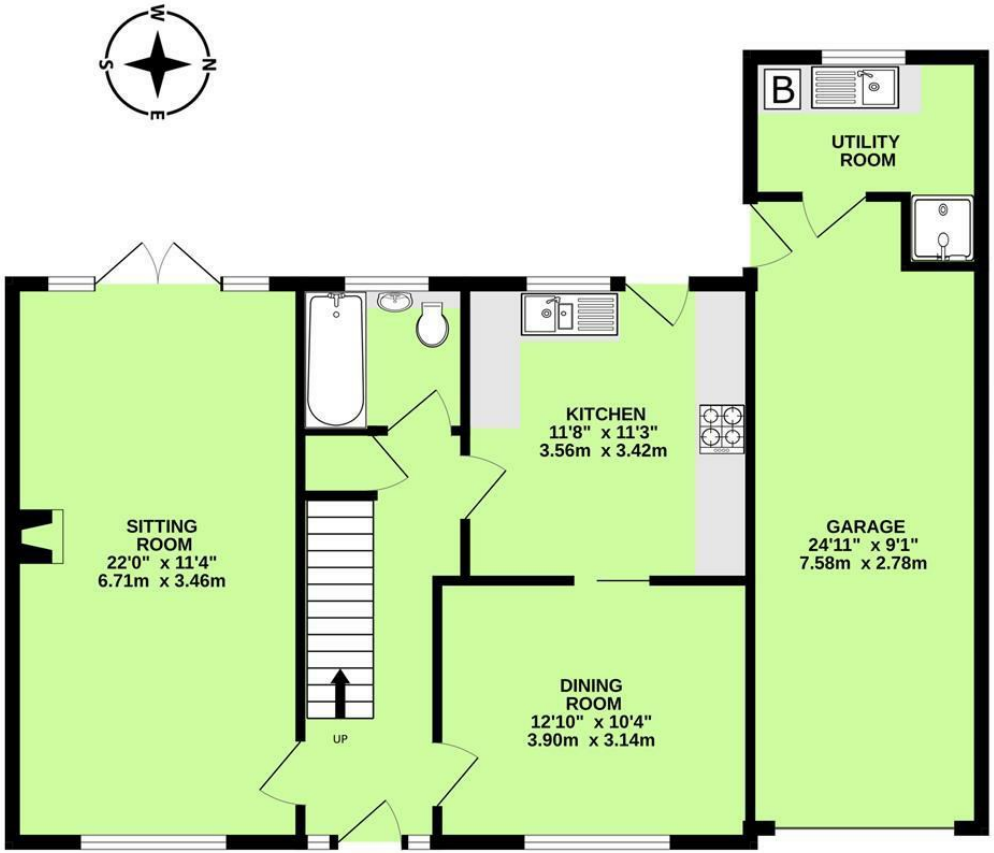
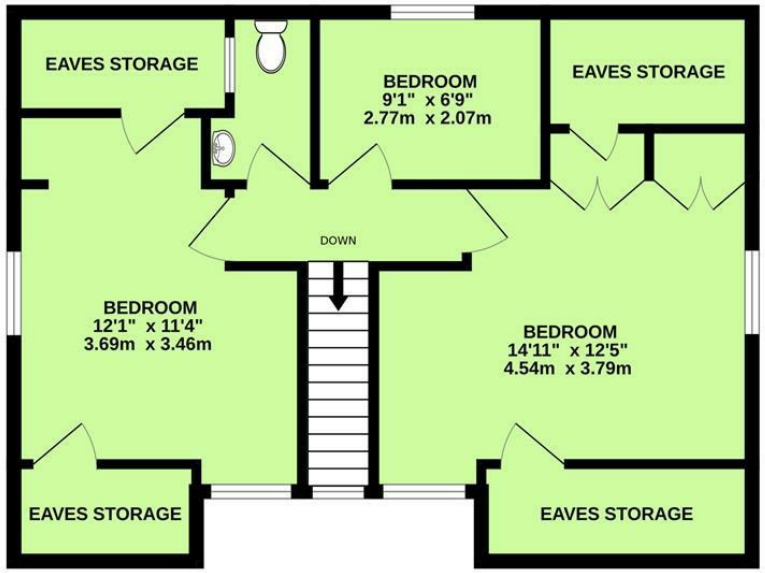


1ST FLOOR



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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