



**The Willows,
Great Barton, Suffolk.**

**DAVID
BURR**



THE WILLOWS, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2QE

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A spacious and well presented detached single storey home offering scope for cosmetic updates throughout while occupying a rural yet accessible position in this highly regarded Suffolk village. The property enjoys field views to front and rear, the added benefit of ample off-road parking, detached double garage and proportionate grounds in the region of 0.17 acres.

A detached single storey home in one of the areas most favoured villages with field views to front and rear as well as offering scope for cosmetic updates throughout. In all about 0.17 acres.

RECEPTION HALL: With open plan access to:-

Inner Hall: Door to:-

SITTING ROOM: With dual aspect views of the countryside to the front and rear. A versatile reception space with French style double doors opening on to the terraced abutting the rear of the property.

DINING ROOM: A generous reception room with a large window overlooking the countryside to the rear of the property with serving hatch through to:-

KITCHEN: With a range of base units and a handful of integrated storage cupboards. Fitted appliances include one and half bowl sink inset with drainer and mixer tap over, oven with gas hob over. Integrated fridge and further space for an under the counter freezer. Walk-in **PANTRY** and door to:-

CONSERVATORY: Currently being used as a utility room with further spaces for white goods to include a washer and dryer with French style double doors opening onto the terrace abutting the rear of the property.

BEDROOM 1: A spacious double bedroom with views to the front aspect, integrated wardrobes and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower.

BEDROOM 2: A double bedroom with window to side aspect and integrated wardrobes.

BEDROOM 3: Double bedroom with window to side aspect and space for freestanding storage.

FAMILY BATHROOM: With suite comprising WC, hand wash basin, panel bath with shower attachment over, frost window to side and shelved storage cupboard.

CLOAKROOM: Suite comprising WC and hand wash basin.

Outside

The property is set well back from the road with a tarmac paved driveway providing ample **OFF-ROAD PARKING** for a number of vehicles as well as access to the:-

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DETACHED DOUBLE GARAGE: With up and over door to front and personnel door to side.

To the rear the gardens are among the most attractive features of the property, largely laid to lawn with a spacious terrace abutting the rear of the property and purpose made Al-fresco dining and entertaining area towards the rear most boundary of the plot. The boundary to the rear of the property has been deliberately kept low in height so as to ensure maximum enjoyment of the surrounding countryside views.

In all about 0.17 acres.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,540.50 – 2024/25.

EPC RATING: F.

BROADBAND SPEED: Up to 50 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///lonely.playful.squaring.

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.



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



Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 1882 sq ft / 174.7 sq m

For identification only - Not to scale



