



**6 Icepits Close,
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

6 ICEPITS CLOSE, GREAT BARTON, SUFFOLK. IP31 2PB

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 delightful detached single storey property occupying generous grounds in a cul-de-sac location in this sought after Suffolk village, just 3 miles from Bury St. Edmunds. The property enjoys proportionate accommodation including 2 double bedrooms, 2 reception rooms, kitchen, garage and workshop.

A spacious and well-presented detached bungalow enjoying a particularly sought after cul-de-sac location in this well-regarded Suffolk village.

ENTRANCE HALL: Door to:-

SITTING ROOM: With beautiful views of the rear gardens and feature log burning stove inset into fireplace. Open plan to:-

DINING ROOM: With space for formal dining and entertaining and French style double doors opening on to the:-

GARDEN ROOM: With panoramic views of the rear gardens and further space for informal entertaining.

KITCHEN: Fitted with a range of matching wall and base units and a number of integrated appliances including a Neff oven, a stainless-steel sink inset with drainer and mixer tap over, Indesit electric hob with extractor over and door to:-

UTILITY ROOM: With space for further freestanding white goods including fridge/freezer, washer and dryer, with 2 personnel doors, one to the front and one to the rear as well as windows to both aspects.

BEDROOM 1: A substantial double bedroom with window to front aspect and integrated storage.

BEDROOM 2: A double bedroom with window to front aspect and integrated storage.

BATHROOM: With a white suite comprising WC, hand wash basin, panel bath and corner shower with glass shower screen.

Outside

The property has a particularly pretty elevation with a sweeping driveway leading to the front of the property and the immaculately landscaped front garden. The property has ample **OFF-ROAD PARKING** for a number of vehicles as well as a:-

GARAGE: With up and over door, power and light connected as well as housing the electrical consumer unit, additional storage to the rear housing the boiler along with a personnel door to the terrace abutting the rear of the property.

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There is personnel access via a gated entrance along the side of the property and the rear gardens have been particularly well landscaped with a gentle incline accessed via a near central resin path which is flanked by beautiful borders containing specimen shrubs to one side and formal lawns to the other. To the rear of the plot is a substantial **kitchen garden** with space for storage sheds and a **GREEN HOUSE** as well as a substantial **WORKSHOP**. The boundaries are defined by 6ft fencing to two sides with low level fencing defining the rear most boundary.

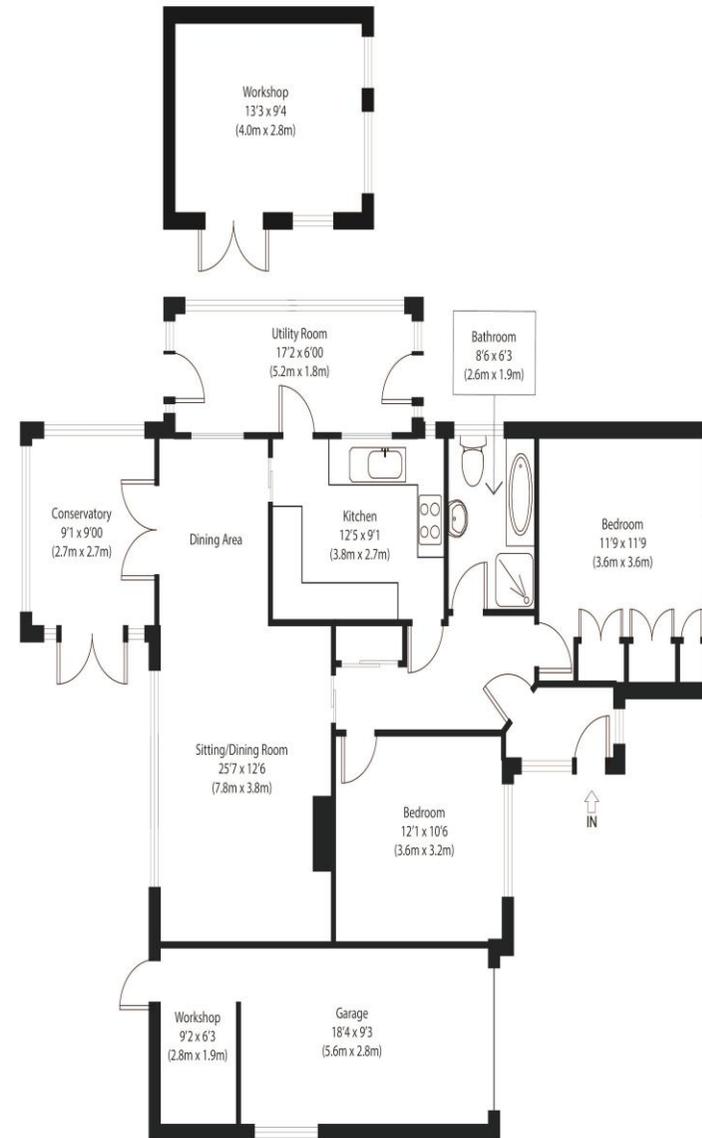
SERVICES: Main water, drainage and electricity are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2042 – 2023.

EPC RATING: Awaiting report.

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.



Ground Floor

Approximate Gross Internal Area
Main House 1280 sq ft (119 sq m)
Outbuilding 125 sq ft (12 sq m)
Total 1405 sq ft (131 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of measures, valuation, copyright www.davidburr.co.uk

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