



Maple Green, Great Barton, Bury St. Edmunds, Suffolk, IP31 2SN

MARK · EWIN
BURY ST EDMUNDS

This spacious and versatile two/three bedroom link-detached chalet bungalow located in the highly regarded village of Great Barton, the property occupies a pleasant cul-de-sac positioning with a view over a delightful green to the front.

Upon entering the property, you are greeted by an inviting entrance hall with stairs leading to the first floor. A convenient storage cupboard is also available. The ground floor features a cloakroom and a generously sized sitting/dining room. Additionally, there is a study that can be used as a third bedroom if desired, and a lovely conservatory follows. The kitchen boasts a range of wall and base level units, and it is accompanied by a utility room. From the utility room, you have access to a workshop, which can also be reached through the carport.

Moving to the first floor, you will find two further bedrooms, both benefiting from built-in storage and eaves storage access. The family bathroom, which includes a shower over the bath, completes the accommodation. An airing cupboard in the bathroom adds to the practicality of the space.

Outside, the front of the property features a block weave driveway, providing ample off-road parking that leads to the carport, the front garden also features a pergola and offers a side access gate to the rear garden. The delightful rear garden starts with a paved patio area, with the remaining section laid to lawn. The garden boasts well-stocked borders and planted beds, creating an appealing private outdoor space.



Directions

From The Street, turn left onto School Road and fourth left onto Conyers Way, turn left into Downing Drive and right into Maple Green. The property will be located at the end of the road on the right-hand side.

Location

Great Barton offers many local facilities including a primary school, petrol station, shop, church and public house (currently closed). Further, nearby, facilities can be found in the historic market town of Bury St Edmunds, providing an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Cloakroom 5' 1" x 3' 9" (1.54m x 1.14m)

Sitting / Dining Room 15' 8" x 19' 7" max (4.77m reducing to 3m x 5.98m reducing to 3.17m)

Kitchen 10' 0" x 10' 11" (3.04m x 3.34m)

Utility Room 8' 1" x 9' 5" (2.47m x 2.87m)

Study/Bedroom Three 8' 2" x 8' 11" (2.48m x 2.71m)

Conservatory 13' 4" x 8' 3" (4.07m x 2.51m)

Workshop 9' 1" x 9' 4" (2.77m x 2.85m)

First Floor Landing

Bathroom 7' 4" x 5' 5" (2.24m x 1.65m)

Bedroom One 10' 3" x 11' 7" (3.12m x 3.53m)

Bedroom Two 9' 11" x 11' 2" (3.02m x 3.40m)

Outside

Driveway & Carport

Front & Rear Gardens

Additional Information:

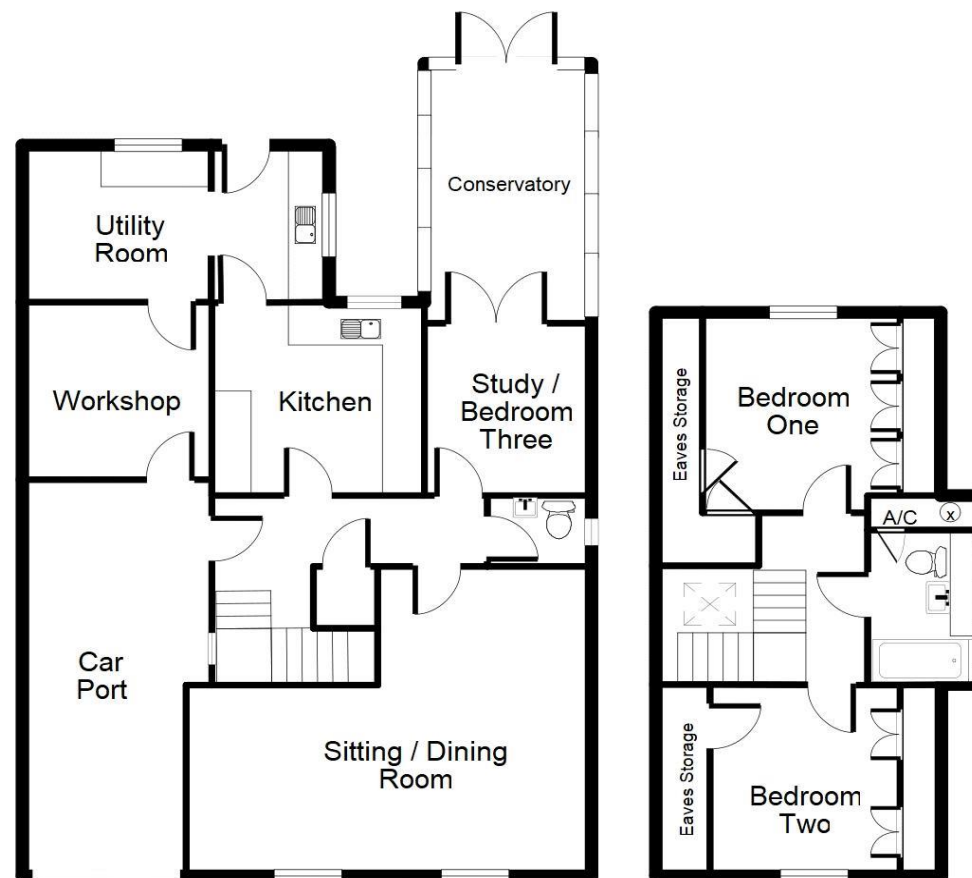
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £330,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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